

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Howard Close, EN9 1XA



Offers In Excess Of £450,000 Freehold



This 3-bedroom end-of-terrace property, presented by Kings Group, offers a practical layout and desirable features. Inside, you'll find an open-plan reception benefitting from a rear extension, a kitchen equipped with wood-effect units, roll-top work surfaces, and tiled splashbacks, a utility room adds convenience. Upstairs, three bedrooms include one with an en-suite, alongside a family bathroom.

Outside, a partially paved patio and lawn garden with side access provide outdoor space. Off-street parking and a garage are included. Constructed of brick and tile, the property is connected to mains electricity, gas, and water.

This wonderful home is just a 5min walk from Waltham Abbey's historic market town centre and all the amenities it has to offer. Also being just a 10 min bus journey to Waltham Cross British Rail station or a 5 min drive to J26 of the M25, this property is well located for those of you that commute. This property really must be seen to be fully appreciated.

Don't miss out on the opportunity to make this house your home. Contact us today on 01992 652 006 to arrange a viewing and start envisioning the possibilities that this property has to offer!

FREEHOLD
Council Tax Band D
EPC rating TBC

Coverage
Mobile (based on calls indoors)
O2 - Average
EE - Average
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 5 mbps
Superfast 80 mbps
Ultrafast -

Satellite & Cable TV Availability
BT
Sky
Virgin

LIVING ROOM 19'6 x 21'8

DINING AREA

KITCHEN 10'00 x 15'03

UTILITY ROOM 7'5 x 5'1

LANDING 9'00 x 5'00

BEDROOM 13'02 x 17'04

EN-SUITE 7'09 x 5'01

BEDROOM 10'02 x 10'01

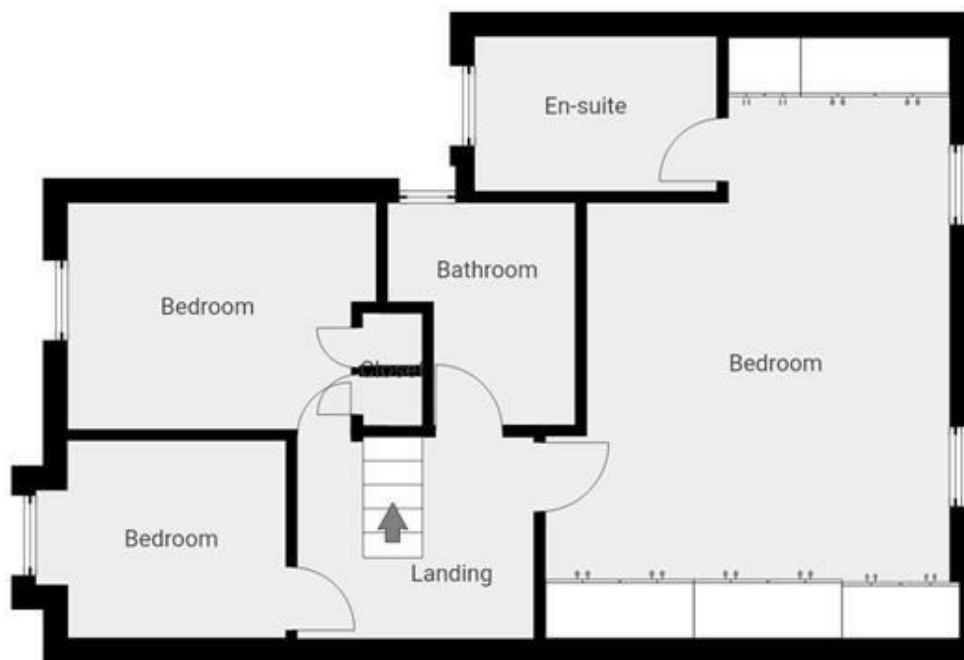
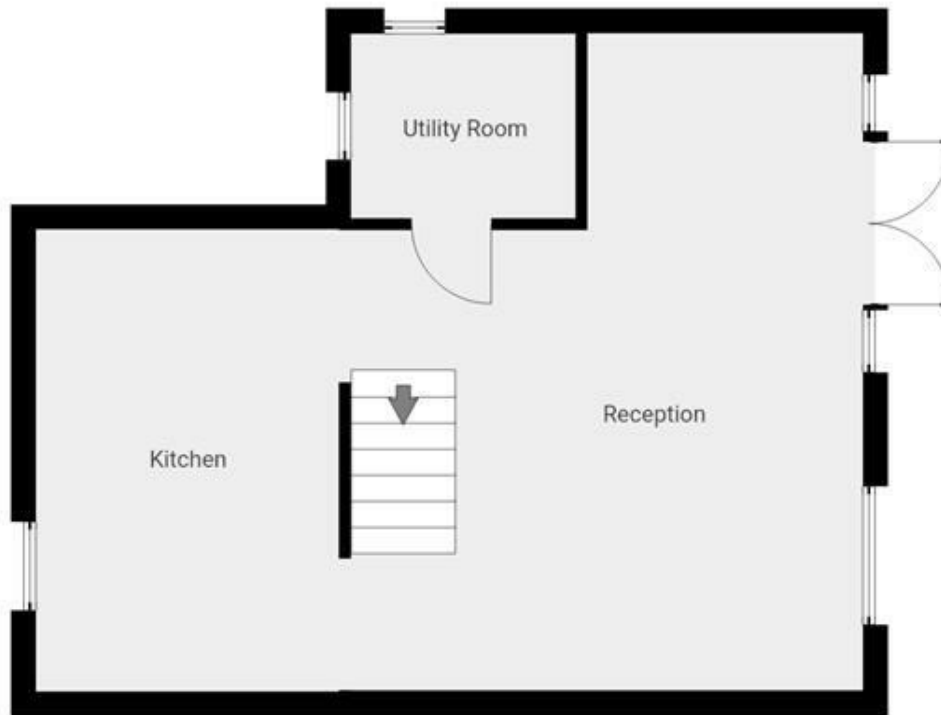
BEDROOM 7'02 x 6'06

BATHROOM 8'10 x 10'00

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



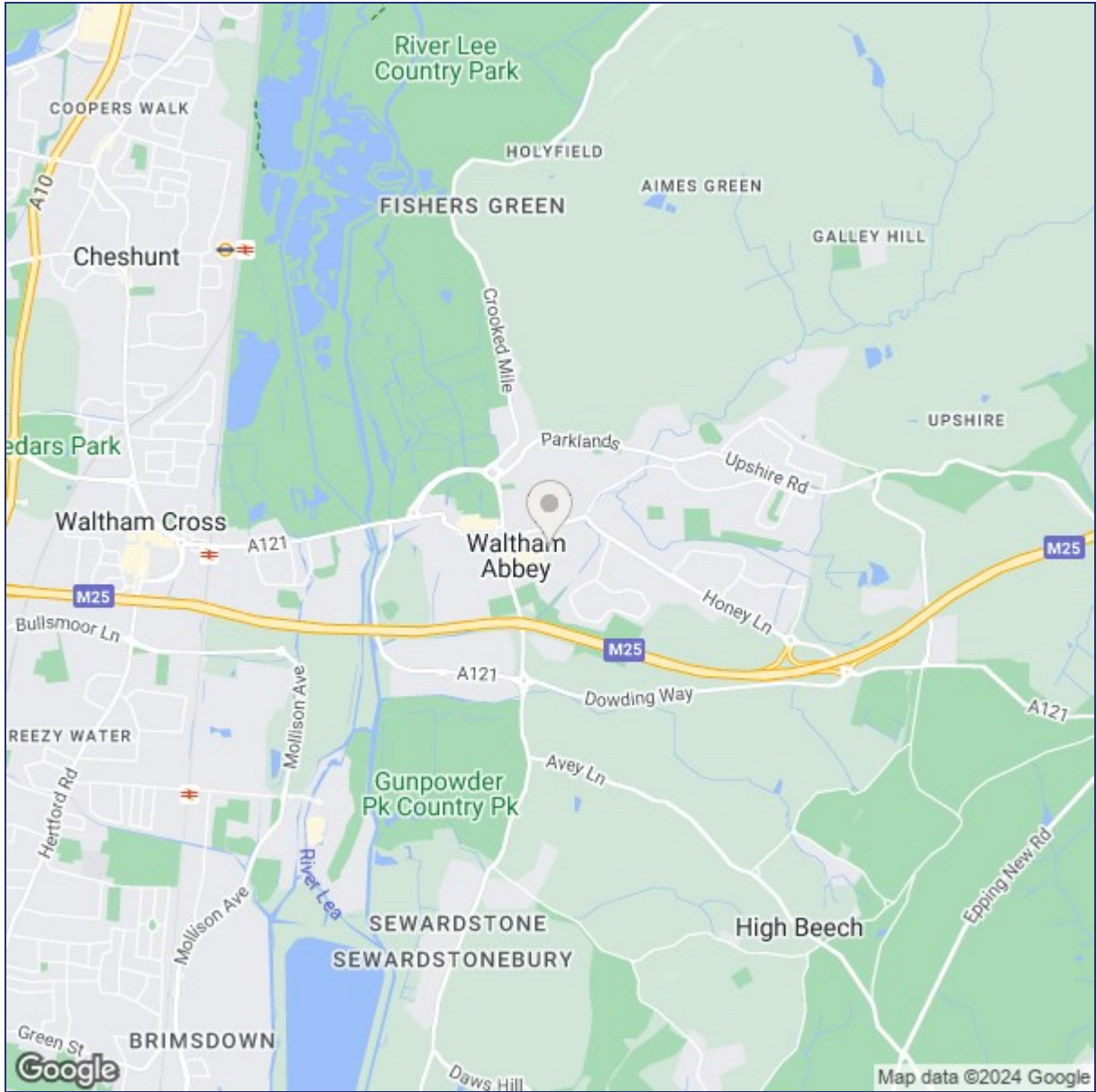


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

