

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Princesfield Road, EN9 3PJ



**Offers In Excess Of £700,000 Freehold**

\*\*\* SUBSTANTIAL SIZED HOME WITH 1 BED ANNEX IDEAL FOR GROWING FAMILY!!!! \*\*\*

\*\*\*PLANNING PERMISSION FOR TWO 3 BEDROOM HOUSES\*\*\*

\*\*\*(GUDIE PRICE £700,000 - £725,000)\*\*\*

Kings Group is excited to present this 5-bedroom family home. The property spans three floors. On the ground floor, you'll find a spacious hallway leading to the first reception room. This floor also features a newly fitted kitchen with granite work surfaces, white gloss units, tiled splashbacks, a downstairs cloakroom, and storage. Additionally, there is a utility space that leads to a 1-bedroom annex flat, which has its own front door, reception/kitchen space, bedroom, and en-suite.

The first floor includes a large reception room (23'02 x 17'06) with access to a roof garden, two double bedrooms, and a family bathroom. On the second floor, there are two double bedrooms, one with a newly fitted en-suite and balcony with views over the Waltham Abbey landscape. The garden is a great space with various seating areas, a pond, and a summerhouse for entertaining. At the front of the property, there is off-street parking and plenty of communal parking nearby. The property consist of a brick and tile construction with mains electric gas and water.

Call Kings Group now on 01992 652 006 to get your viewing arranged and avoid disappointment!

FREEHOLD  
Council Tax Band E  
EPC rating D  
Floor Area 2,561 ft<sup>2</sup>/ 238 m<sup>2</sup>

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

Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 145 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

RECEPTION 16'01 x 10'11

KITCHEN 12'07 x 12'03

DOWNSTAIRS W/C 5'06 x 4'02

FLAT RECEPTION / KITCHEN 23'09 x 11'05

FLAT BEDROOM 12'07 x 9'07

FLAT EN-SUITE 6'07 x 5'08

#### 1ST FLOOR LANDING

RECEPTION 23'02 x 17'11

BEDROOM 10'01 x 13'01

BEDROOM 10'10 x 13'03

BATHROOM 7'09 x 8'01

#### 2ND FLOOR LANDING

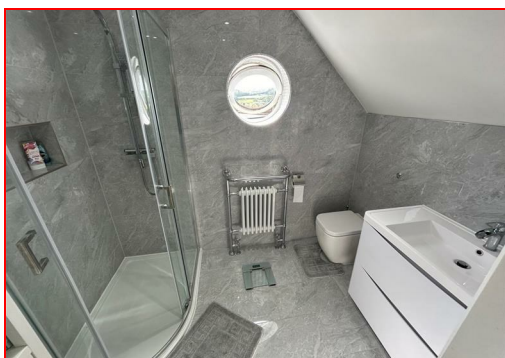
BEDROOM 13'07 x 15'04

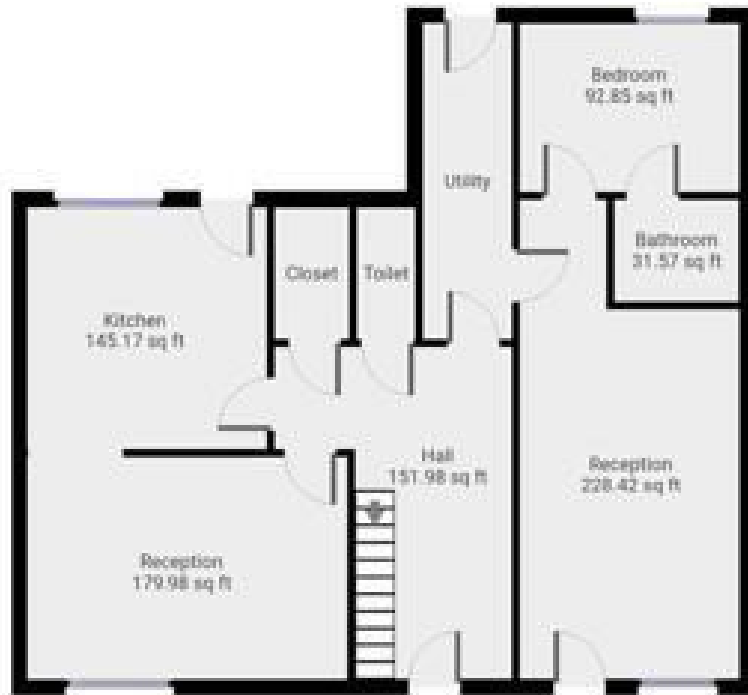
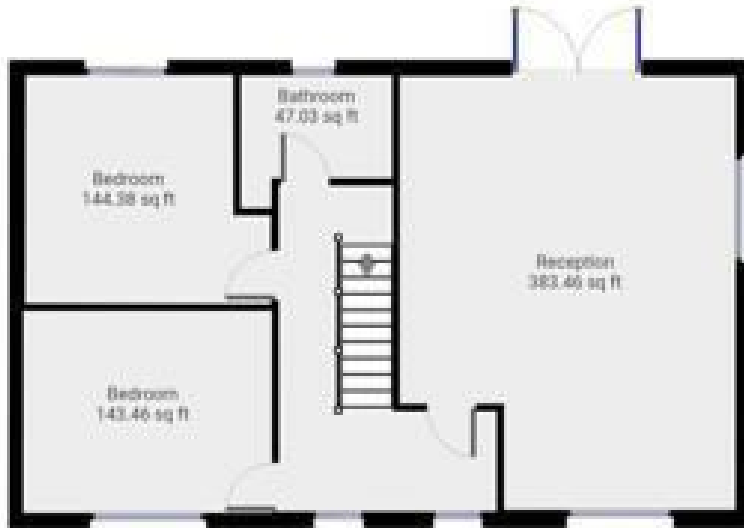
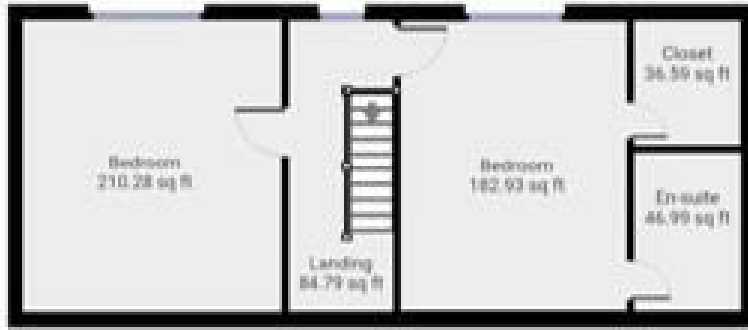
BEDROOM 11'11 x 15'04

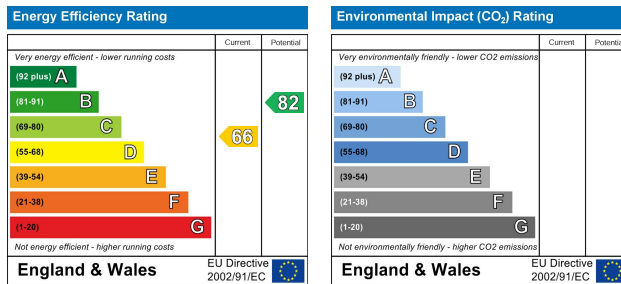
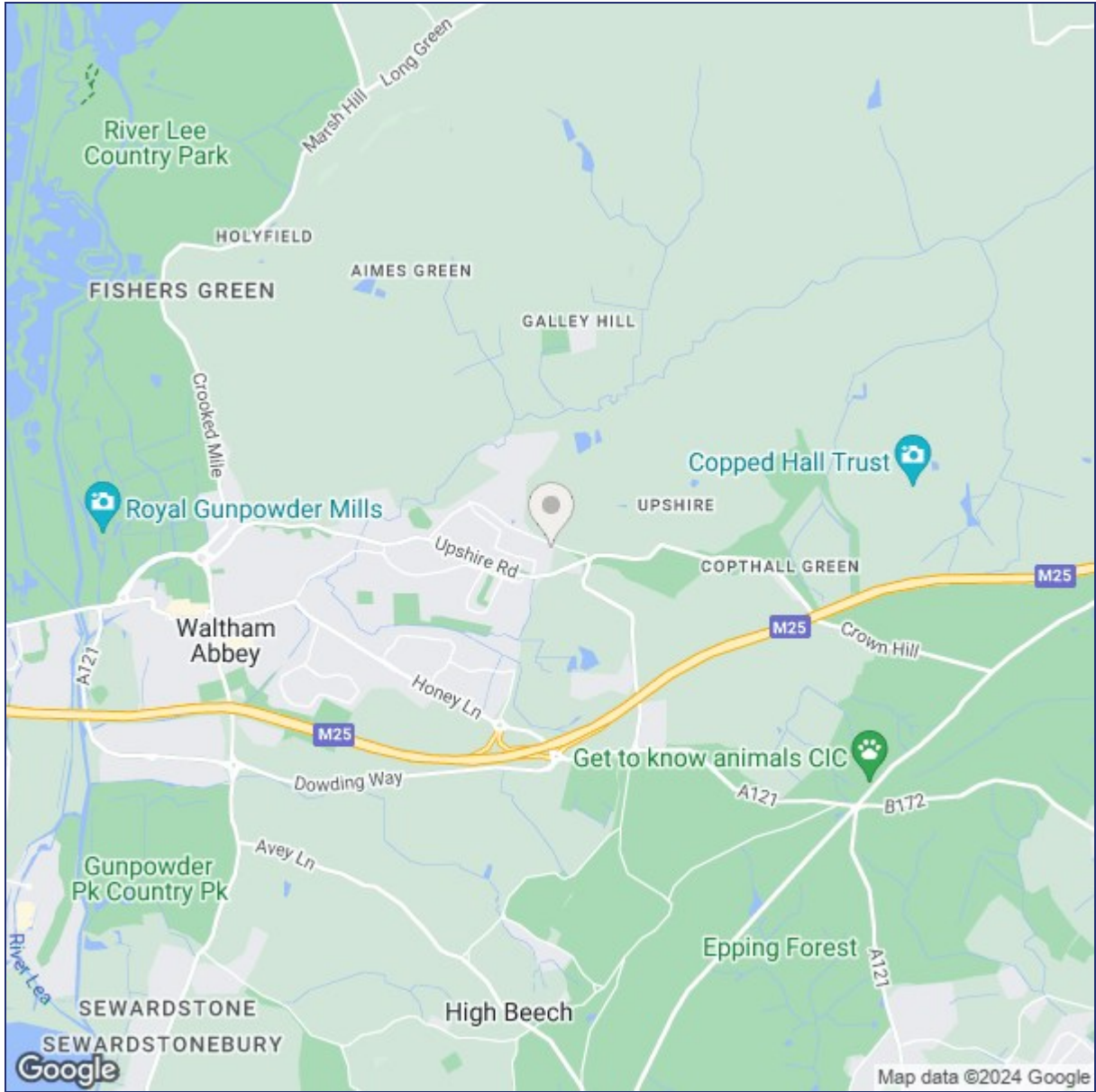
EN-SUITE 8'05 x 5'07

#### GARDEN

#### DISCLAIMER







("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.

