

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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www.kings-group.net



Tudor Way, EN9 1PU



Asking Price £485,000 Freehold



Kings Group Waltham Abbey presents this 3-bedroom semi-detached property. The ground floor includes an entrance porch, an open-plan lounge and dining area, and a kitchen with wood units, roll-top work surfaces, and tiled splashbacks. The first floor has two double bedrooms, a single bedroom, and a fully tiled bathroom with a separate toilet. The rear features a south-facing lawn garden with side access. The front offers a lawn garden, off-street parking, and a garage. The property is constructed with brick and tile and has mains electric, gas, and water.

Situated on a quiet cul-de-sac, just a 5 min walk from Waltham Abbey's historic market town centre and all the amenities its quaint pedestrianised high street has to offer. Also being just a 10 min drive to J26 of the M25 and Waltham Cross British Rail station you are ideally placed for commuting. This property is an ideal family home in a peaceful area with the Abbey grounds on your doorstep, suited for family picnics and dog walkers.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

FREEHOLD
Council Tax Band E
EPC Rating D

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

Broadband (estimated speeds)
Standard 9 mbps
Superfast 71 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

PORCH

RECEPTION 34'7 x 12'6

KITCHEN 12'0 x 7'9

LANDING

BEDROOM 12'5 x 11'9

BEDROOM 11'10 x 10'10

BEDROOM 8'10 x 8'5

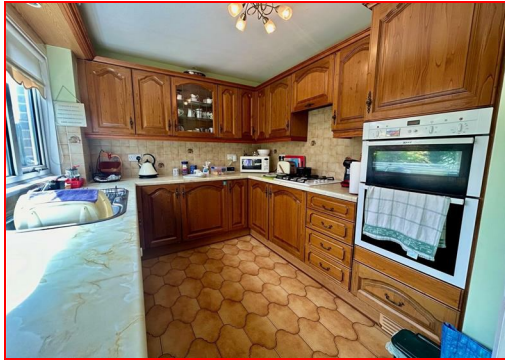
BATHROOM 8'8 x 5'5

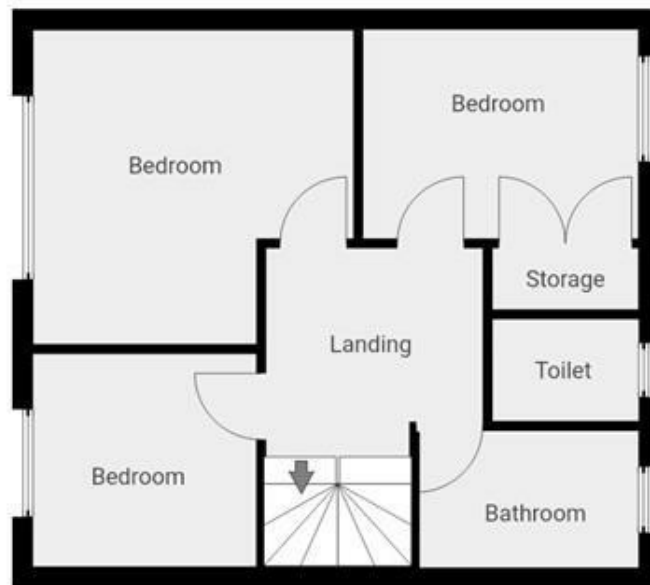
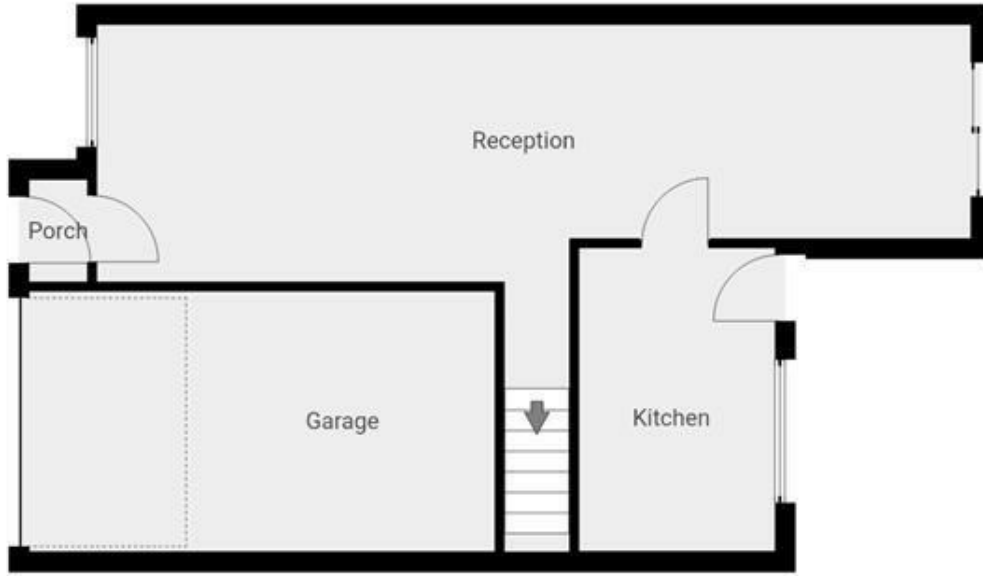
TOILET

GARAGE

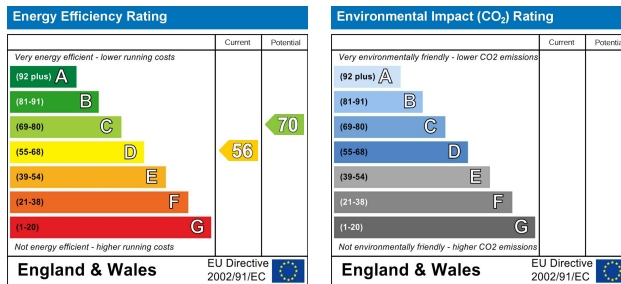
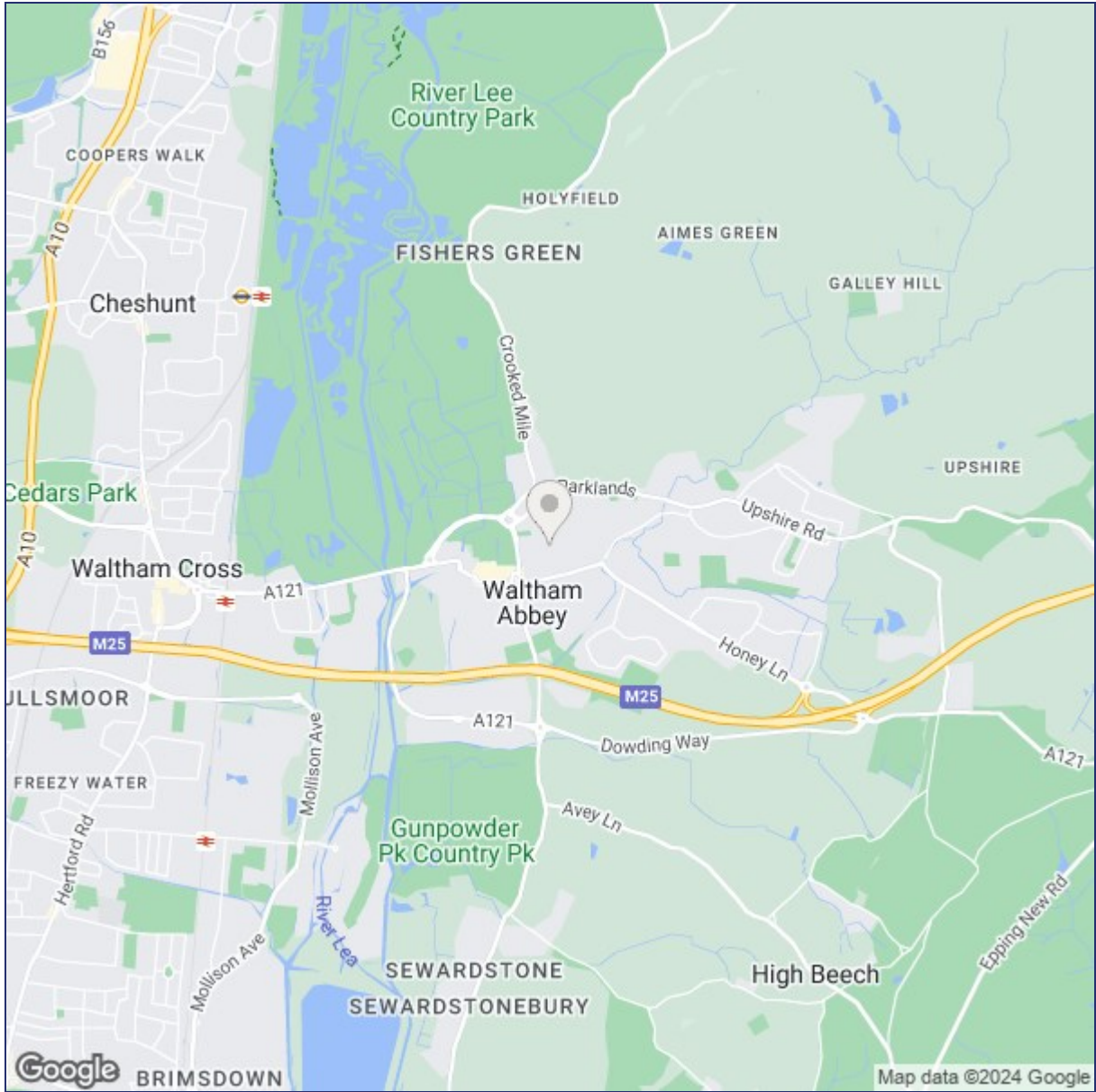
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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