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EN9 1EE

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Woollard Street, EN9 1HD



Offers In Excess Of £400,000 Freehold



Kings Group Waltham Abbey are proud to present this three bedroom period property located on Woollard Street, Waltham Abbey. Upon entry, you will discover 2 reception rooms, bathroom, utility room & kitchen with wood worktops & tiled splashbacks.

On the first floor there is a main bedroom with built in storage and 2 other bedrooms. To the rear of the property, there is a partially paved partially laid to lawn garden, with an off street parking spot. In addition, the property contains a front laid to lawn garden. Constructed with brick and tile, features mains water and gas central heating.



The property is situated on a peaceful residential pedestrian road and is conveniently located just a short walk from Waltham Abbey's historic town centre and local amenities. Also being ideal for commuters with Waltham Cross British Rail Station a 20 min walk or 10 min bus trip away.

Contact our office now to arrange a viewing on 01992 652 066!

Freehold
Council Tax Band C
EPC rating to be confirmed
Flood risk - Low

Satellite and Cable TV availability
BT - good
Sky - good
Virgin - good

LIVING ROOM 12'02" x 12'00"

DINING ROOM 12'02" x 12'00"

BATHROOM 6'01" x 5'03"

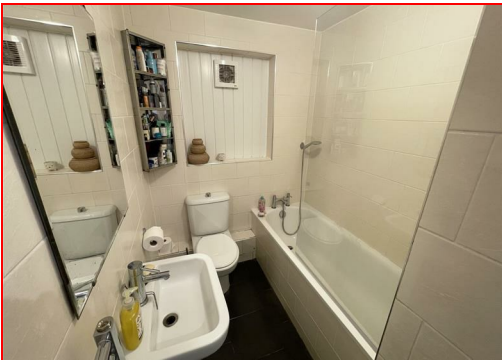
UTILITY ROOM

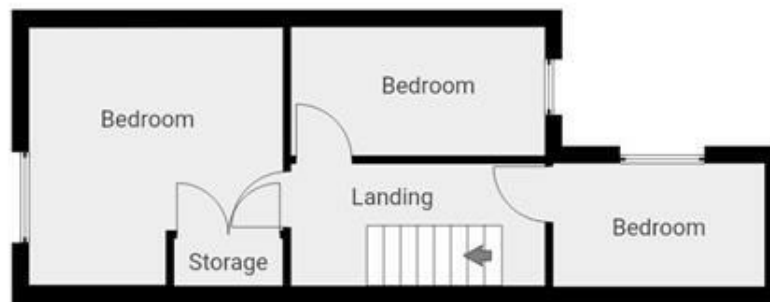
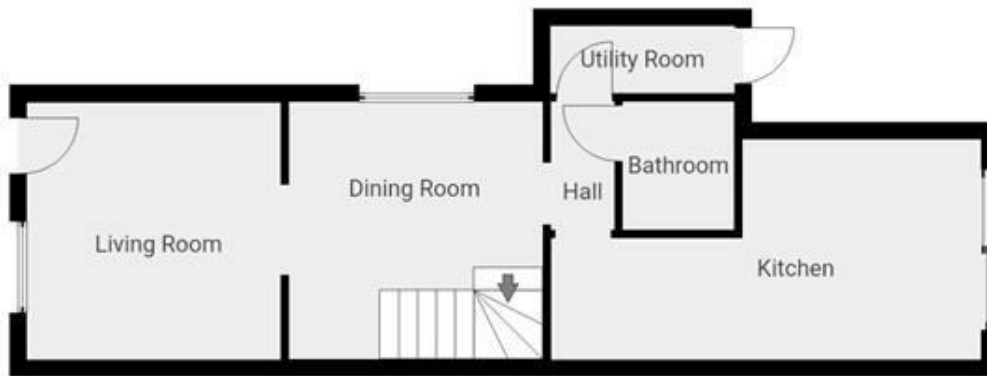
KITCHEN 20'04" x 10'05"

BEDROOM 12'02" x 12'00"

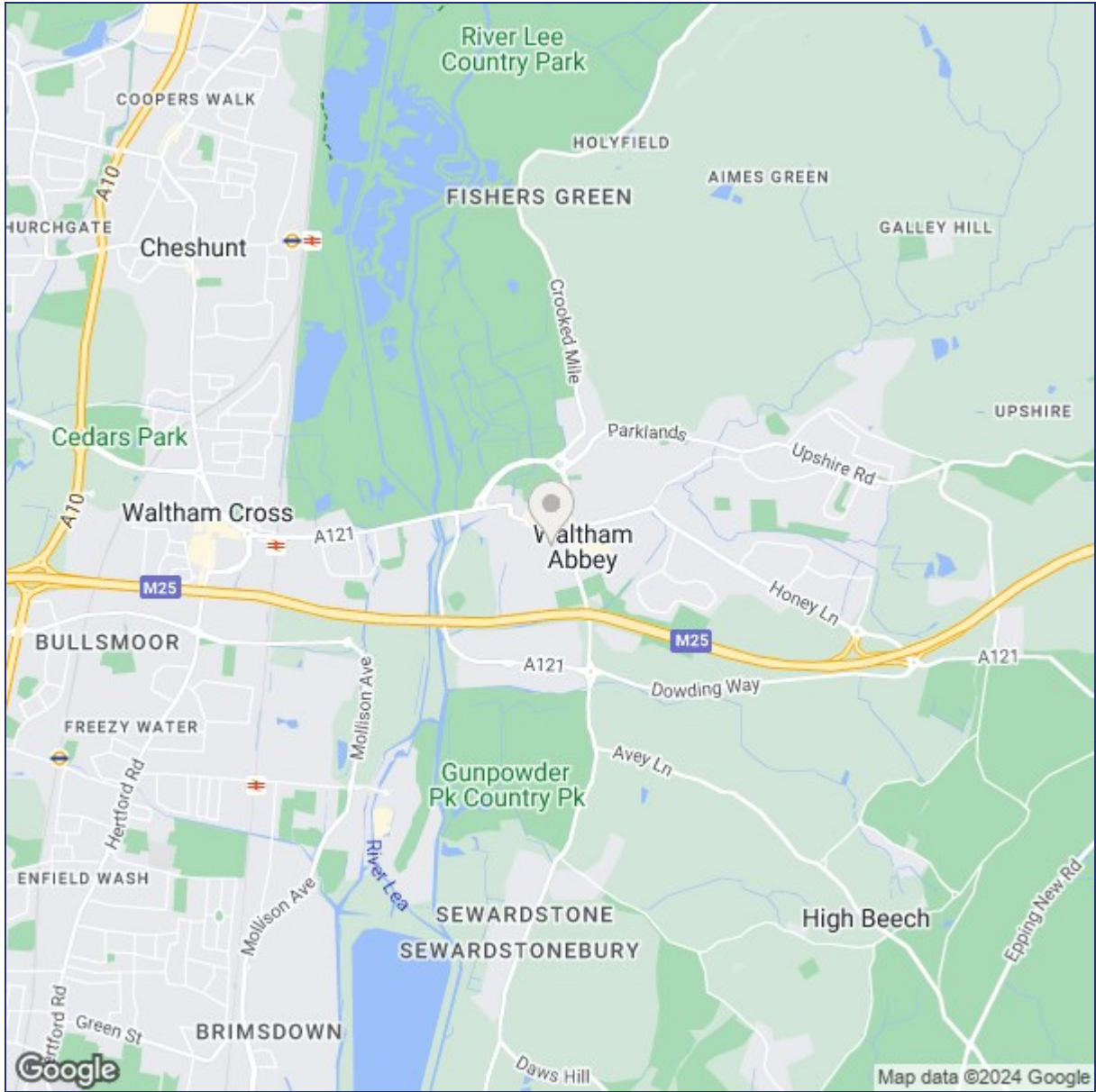
BEDROOM 12'00" x 6'01"

BEDROOM 10'00" x 5'11"





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

("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.

