

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Woodgreen Road, EN9 3SD



**Offers In Excess Of £550,000 Freehold**



\*\*\* CHAIN FREE \*\*\*

EXTENDED PERIOD 2/3 BEDROOM COTTAGE WITH FAR REACHING COUNTRYSIDE VIEWS !!! Kings are proud to offer for sale this fantastic cottage located in a semi rural location but still in close proximity to Waltham Abbeys many amenities. The main feature of this home is the stunning kitchen diner boasting a vaulted ceiling with exposed beams with a country style base and eye level units in white trim, butler sink and wood work surfaces. There is a fitted oven and hob with extractor above and French doors opening to the garden. there is a good size reception and a very useful downstairs wc. To the first floor you have 2 bedrooms and a family 4 piece bathroom with a feature clawfoot bath and shower . The 2nd floor comprises of a further room with velux windows. There is a large mature garden with outbuildings and feature pergola with a gravel drive providing off street parking for numerous vehicles. The property is of brick and tile construction and has mains water and electric with gas central heating.

This property must be viewed to be appreciated 01992 652006!

FREEHOLD  
Council Tax Band D  
EPC Rating E  
Floor Area 1,044 ft2/ 97 m2

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

Broadband (estimated speeds)  
Standard 14 mbps  
Superfast 62 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### ENTRANCE HALL

**LIVING ROOM 21'3 x 15'9**

**KITCHEN DINER 16'8 x 11'9**

**DOWNSTAIRS WC**

**LANDING**

**BEDROOM 12'11 x 7'10**

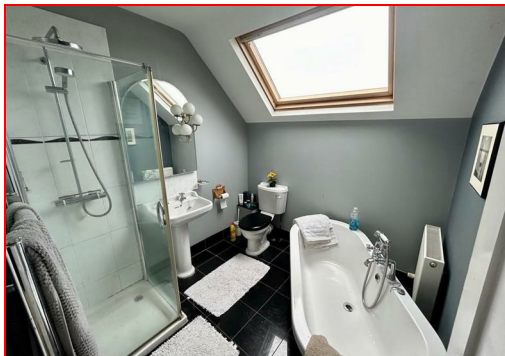
**BEDROOM 11'1 x 7'5**

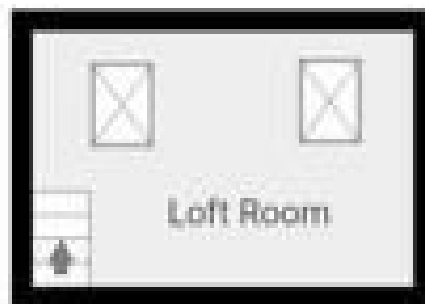
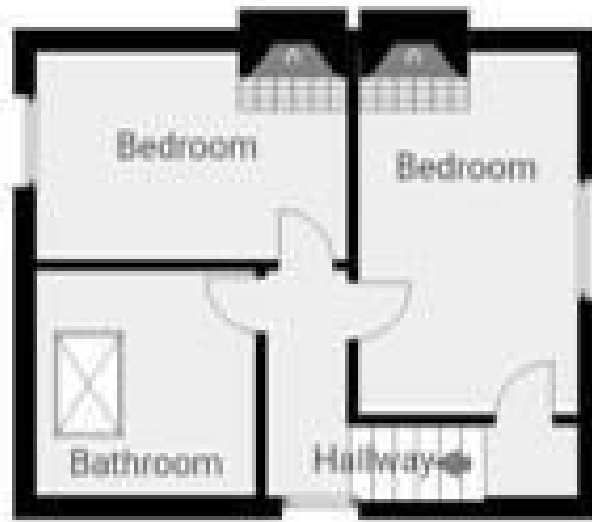
**BATHROOM 8'x 7'10**

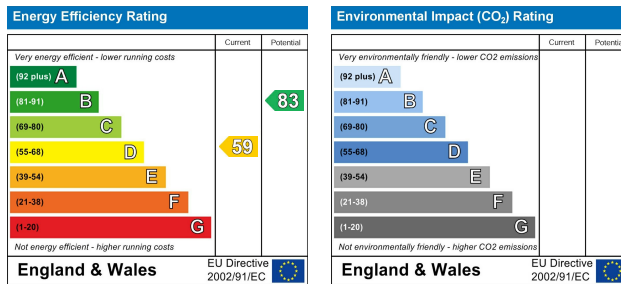
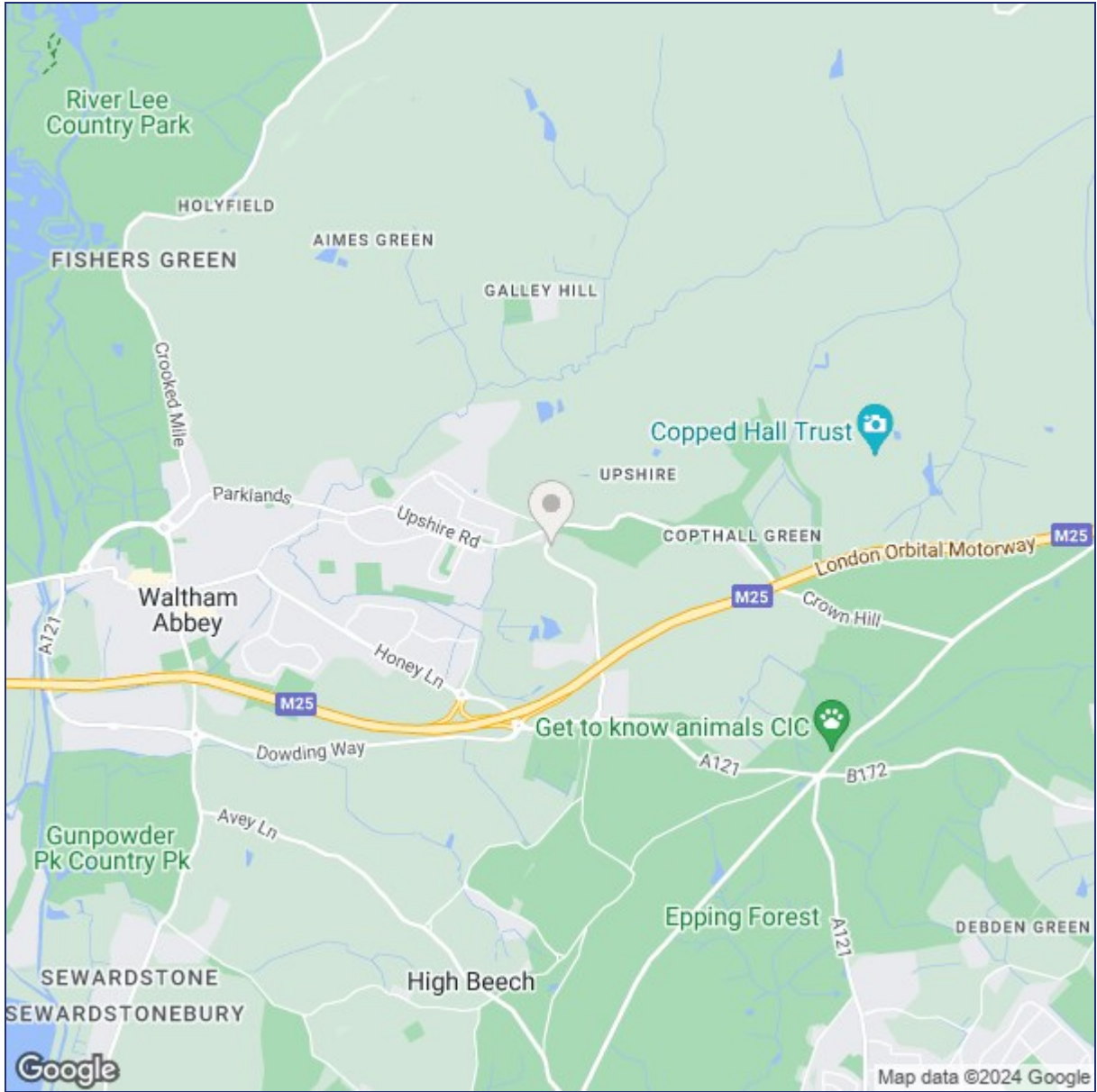
**LOFT ROOM 14'11 x 10'**

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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.







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

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