

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Larsen Drive, EN9 1SH



Asking Price £425,000 Freehold

*** CHAIN FREE ***

Kings Group Waltham Abbey presents this 3-bedroom semi-detached property. It features an entrance hallway, a 24'3 x 16'3 reception room, a kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks. The ground floor also includes a shower room and a WC. On the first floor, there are three bedrooms, with one having its own toilet. The rear garden is laid to lawn and includes a storage shed and side access. The front of the property offers off-street parking, a garage, and a lawn garden.

Located on Larsen Drive, this home is a short walk from Waltham Abbey's historic market town center and its pedestrianized high street with various amenities. It is also just 5 minutes from the M25 and close to Waltham Cross BR station, making it convenient for commuting. This property is ideal for families and those looking to upsize.

FREEHOLD
Council Tax Band D
EPC Rating TBC

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 66 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

ENTRANCE HALL

LIVING ROOM 24'3 x 16'3

KITCHEN 11'8 x 10'10

SHOWER ROOM 6'3 x 5'2

DOWNSTAIRS W.C

LANDING

BEDROOM 16'5 x 9'5

TOILET

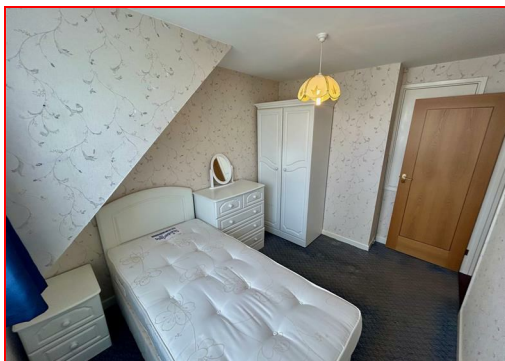
BEDROOM 11'8 x 8'3

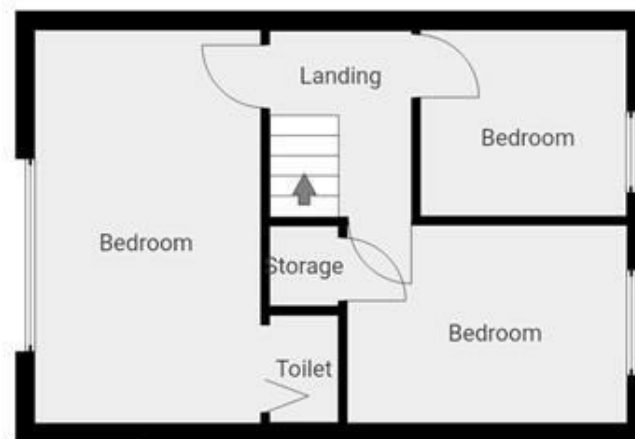
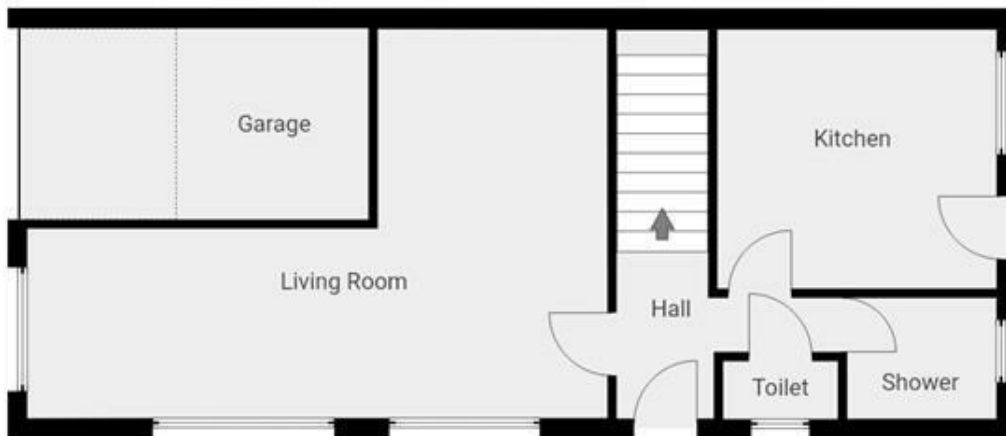
BEDROOM 8'7 x 7'9

GARAGE

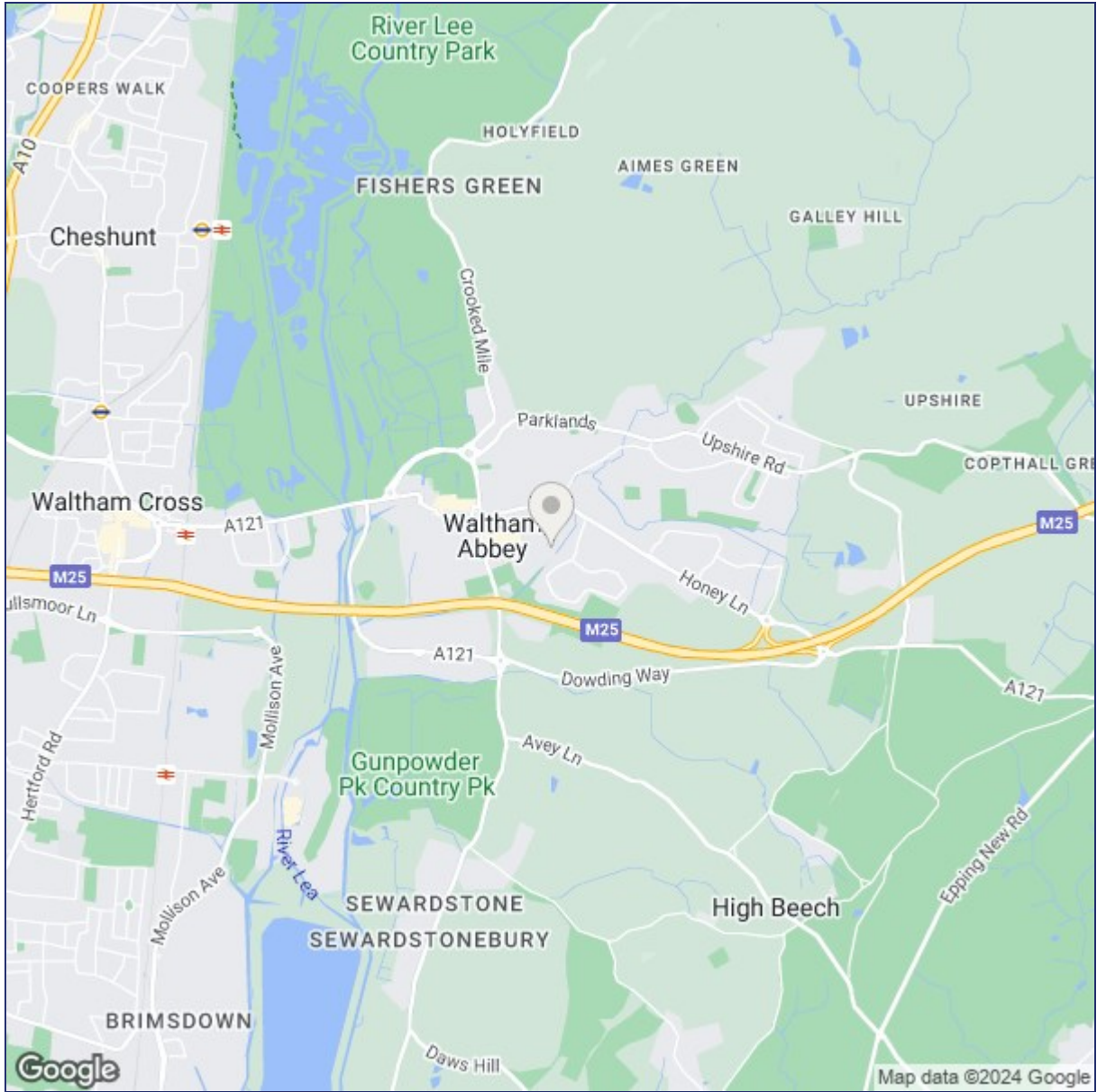
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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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
			EU Directive 2002/91/EC

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

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