

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Eastbrook Road, EN9 3AJ



Asking Price £400,000 Freehold



### 3 BEDROOM PERIOD PROPERTY!

Kings are pleased to bring to market this charming property located on Eastbrook Road in the picturesque town of Waltham Abbey. This delightful house boasts 2 reception rooms with wooden flooring throughout and iron fireplace in front living room, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cozy bedrooms, main bedroom with built in storage, there is good space for a growing family or for those who enjoy having a home office or guest room.

The property also features a well presented bathroom with stand alone shower, galley style kitchen with teal eye level & base level units and white worktops for a crisp contrasting finish, integrated double oven and space for dishwasher with utility area just after kitchen.

To the rear of the property lies a approx 70ft part paved part lawn west facing garden. This property is of a standard construction with mains gas, electric and water.

Eastbrook Road is known for its friendly community atmosphere and easy access to local amenities, the closest bus stop is less than 100m away and Waltham Cross Station is a 10 minute drive away connecting you to Liverpool Street Station within 30 minutes, making it a desirable location for families and professionals alike. Waltham Abbey itself is steeped in history, with its charming town centre, beautiful green spaces, and excellent schools, providing a wonderful setting to call home.

Don't miss the opportunity to make this house your own, call now - 01992 652006

EPC - TBC

Council Tax Band - C

Flood Risk

Rivers & Seas - Low

Surface Water - Low

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 5 mbps

Superfast 155 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

#### ENTRANCE PORCH

**LIVING ROOM 12'11 x 13'10**

**DINING ROOM 12'11 x 10'11**

**KITCHEN 9'11 x 7'10**

**BATHROOM 10'10 x 7**

**BEDROOM 1 12'11 x 11**

**BEDROOM 2 11 x 9'2**

**BEDROOM 3 14'04 x 7**

#### DISCLAIMER

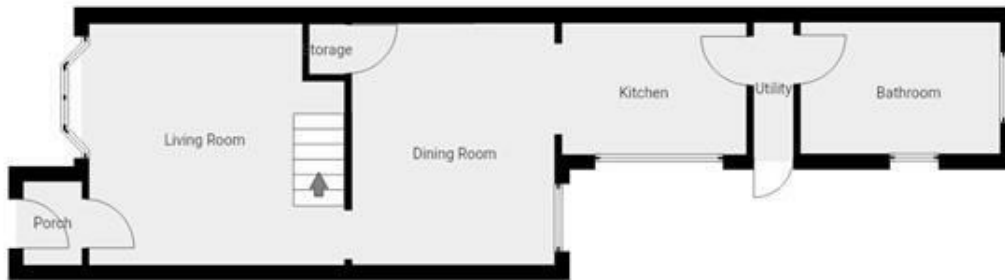
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



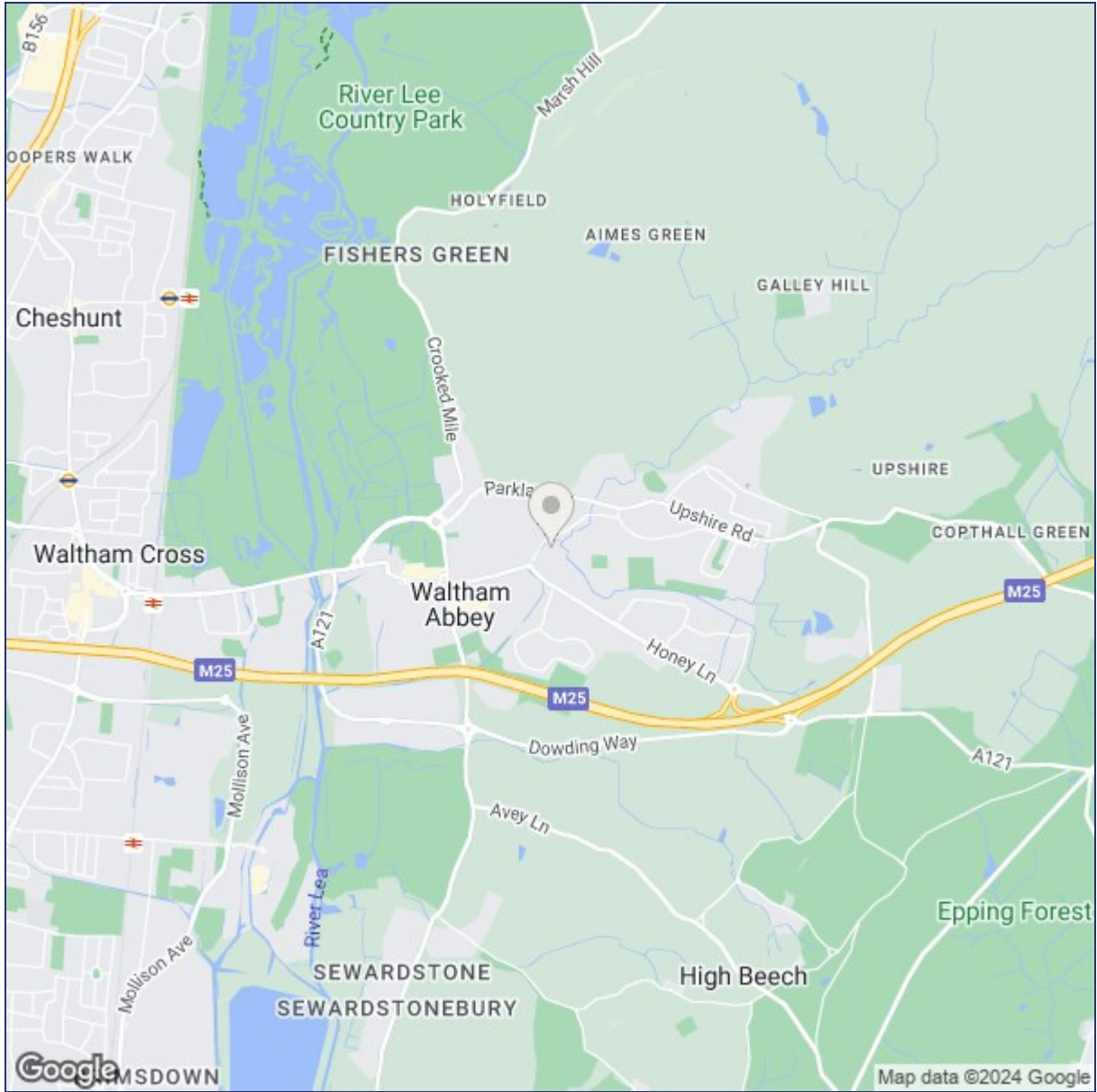
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92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

("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.

