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Woodbrook Gardens, EN9 3DA



Asking Price £550,000 Freehold



Kings Group Waltham Abbey presents this 4 BEDROOM SEMI-DETACHED property. The ground floor includes an entrance porch and hallway, a bright living room, a kitchen diner with cream gloss units, roll-top work surfaces, and a tiled splashback, plus a sunroom with a skylight and French doors leading to the garden.

The first floor has two double bedrooms, with fitted wardrobes in the front bedroom, a single bedroom, and a fully tiled family bathroom. The loft conversion adds another double bedroom with Velux windows and a partially tiled bathroom.

The rear of the property features a partially paved and laid to lawn garden with a storage shed and side access. The front offers off-street parking.

Located in a quiet cul-de-sac, this property is a 5-minute drive from Waltham Abbey Town Centre and J26 of the M25, and a 10-minute drive to Waltham Cross British Rail station, ideal for commuters.



FREEHOLD
Floor Area 807 ft²/ 75 m²
Council Tax Band E
EPC Rating C

Flood Risk
Rivers & Seas No Risk
Surface Water Very Low

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

Broadband (estimated speeds)
Standard 9 mbps
Superfast 66 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky



ENTRANCE PORCH

HALLWAY

LIVING ROOM 14' x 12'4

KITCHEN DINER 18'2 x 8'3

CONSERVATORY 9' x 8'

1ST FLOOR LANDING

BEDROOM 13'5 x 10'

BEDROOM 11'7 x 8'10

BEDROOM 7'3 x 6'6

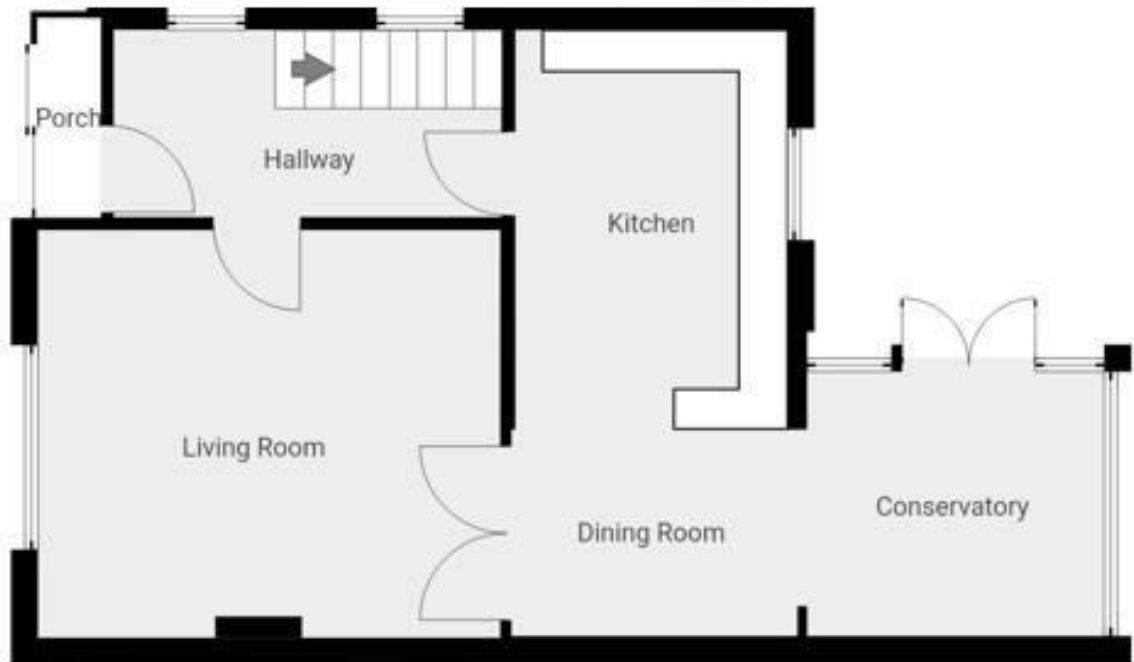
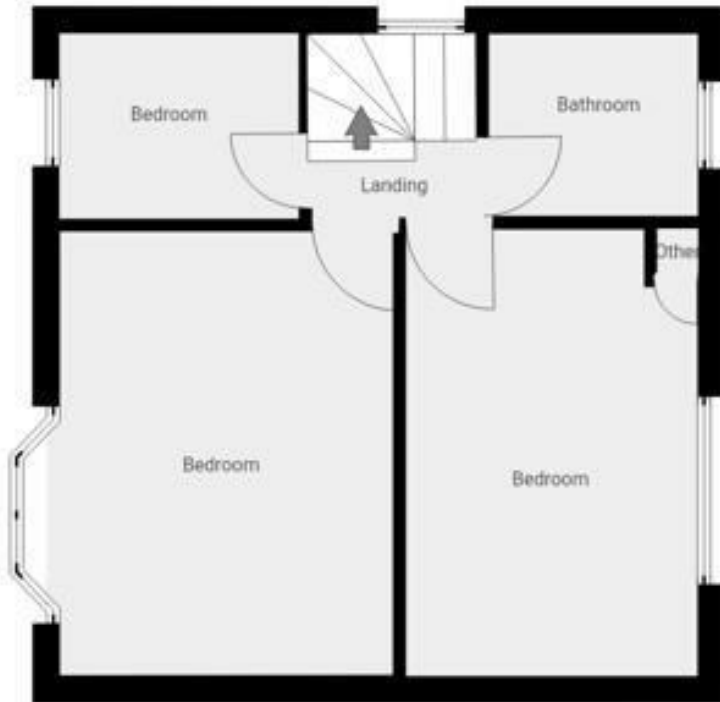
BATHROOM 6'4 x 5'6

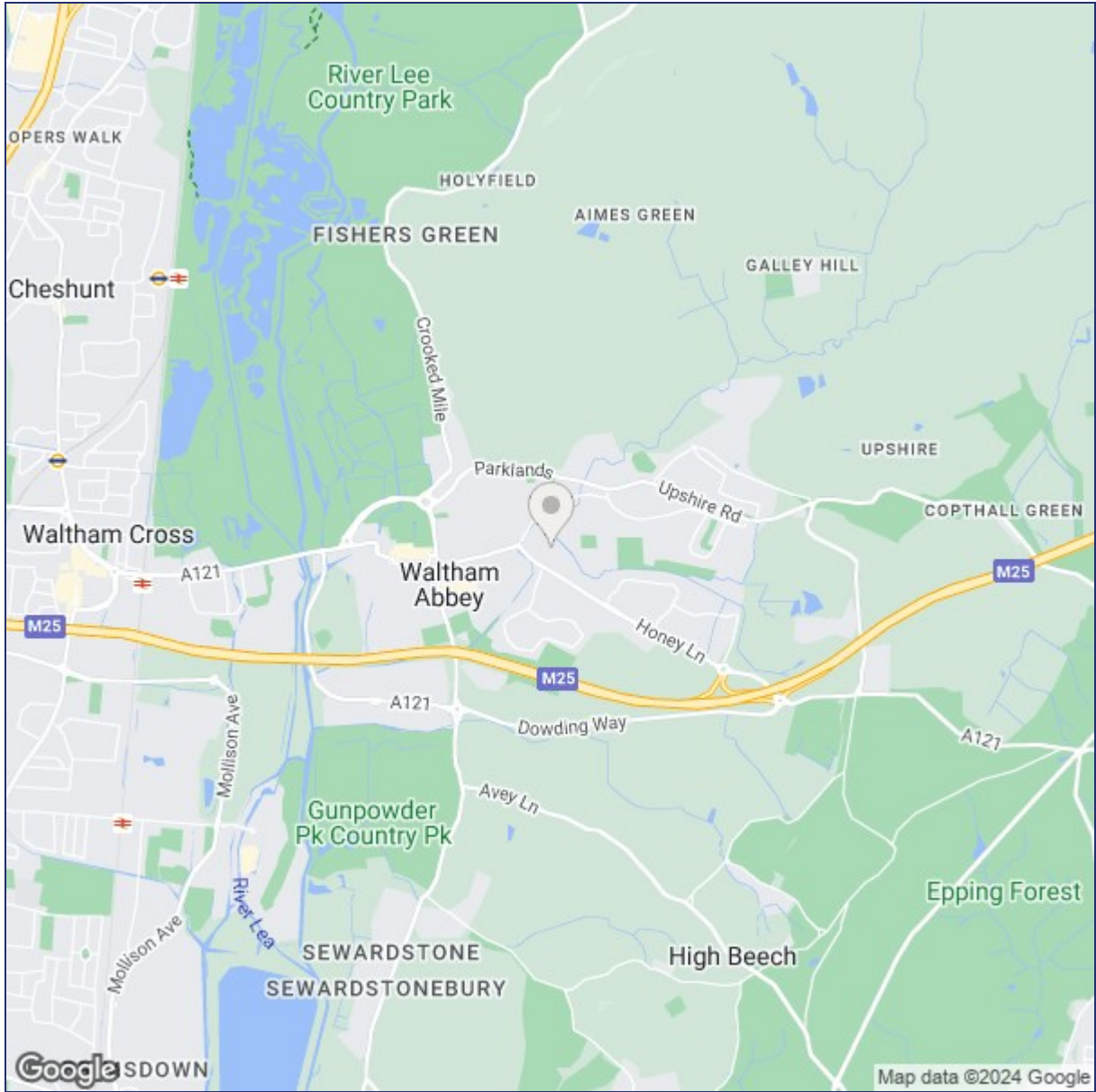
2ND FLOOR LANDING

BEDROOM 14'10 x 12'9

BATHROOM 6'4 x 5'3







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").

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.

