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Pick Hill, EN9 3LD



Asking Price £519,995 Freehold

**** SEMI-DETACHED BUNGALOW WITH SOUTH-WEST FACING GARDEN ****

Kings Group presents this semi-detached bungalow on Pick Hill. The property includes two double bedrooms, two reception rooms, and a kitchen/diner.

The bungalow has a gated driveway with parking for 1-2 cars and a front garden. The main reception room faces southwest and opens to a garden with views of fields and meadows. The kitchen/diner also overlooks the garden and has ample storage, AEG appliances, and granite work surfaces. The attached garage with a workshop offers potential for extension.

This property is well located, being just a 5 min drive to Waltham Abbey's quaint market square and all the amenities it has to offer and only a 15 min drive to Waltham Cross British Rail station and 10 mins to J26 of the M25 you are perfectly placed for commuting. Situated in the catchment area for some great local schools including King Harold Academy and Upshire Primary school.

Call Kings Group today on 01992 652 006 to arrange your viewing and avoid disappointment.

FREEHOLD
Council Tax Band E
EPC Rating D
Floor Area 667 ft²/ 62 m²

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 110 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

ENTRANCE HALLWAY

LIVING ROOM 14'6 x 10'11

DINING ROOM 10'8 x 7'10

KITCHEN 11' x 10'

BEDROOM 10'11 x 10'10

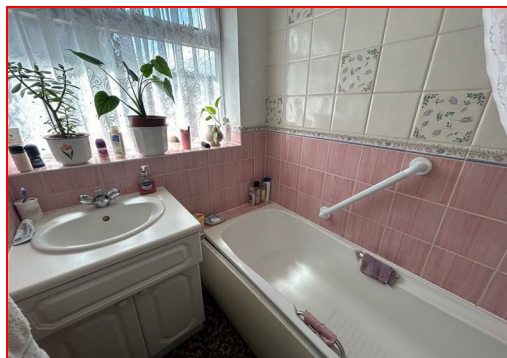
BEDROOM 10'6 x 9'

BATHROOM 5'9 x 4'8

CLOAKROOM

GARAGE 23'10 x 10'1

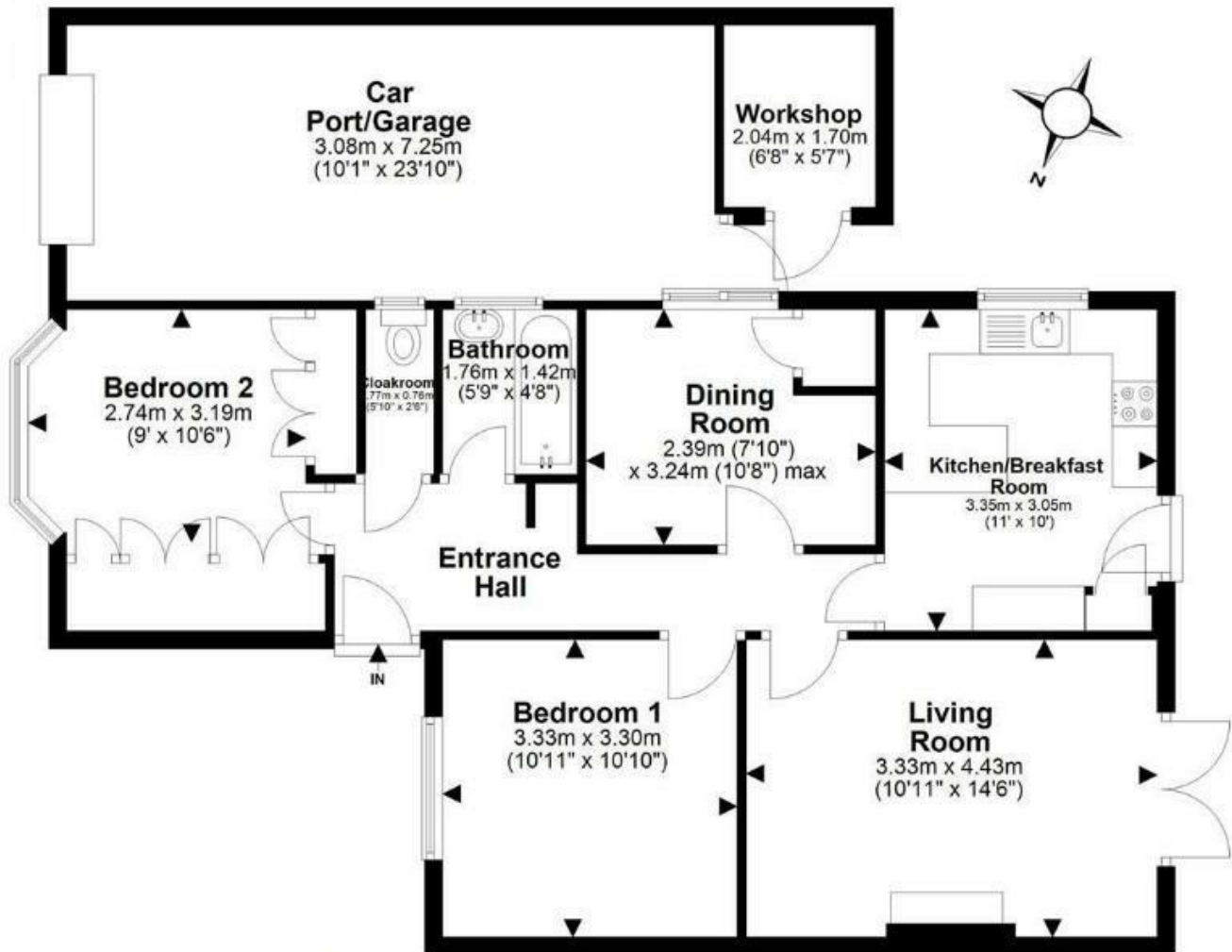
WORKSHOP 6'8 x 5'7



Ground Floor

Main area: approx. 71.6 sq. metres (770.7 sq. feet)

Plus garages, approx. 22.3 sq. metres (240.3 sq. feet)
Plus workshop, approx. 3.5 sq. metres (37.2 sq. feet)

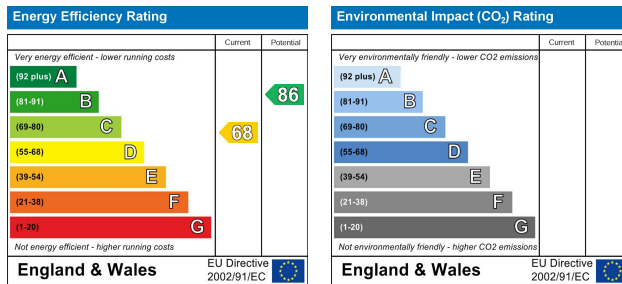
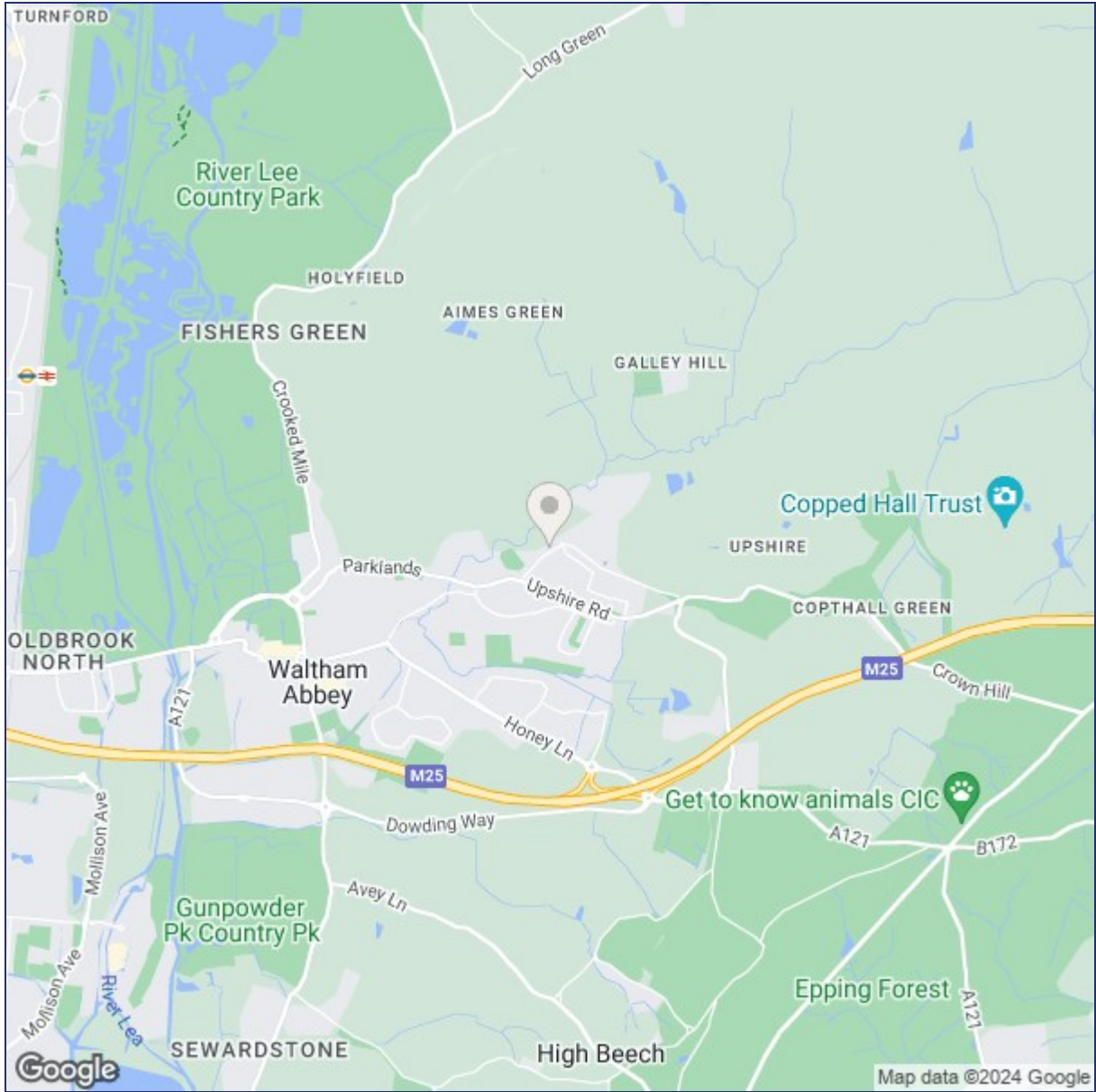


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Total area including garages and outbuildings: approx. 97.4 sq metres (1048.2 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



("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.

