

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

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www.kings-group.net



## Abbotts Drive, EN9 3HH



**Asking Price £385,000 Freehold**

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

Kings Group presents this four-bedroom townhouse to the market. While the property needs some updating, it offers spacious and flexible accommodation. Features include two reception rooms, one bathroom, a showroom, a garage with parking for two cars, double glazing, and gas central heating.

Located on a peaceful cul-de-sac with stunning panoramic views, the property is on the outskirts of historic Waltham Abbey. It is within easy reach of the town center and highly regarded local schools. The location also offers convenient access to transport links (A10, M25) and nearby towns such as Epping, Loughton, Nazeing, Chingford, and Broxbourne.

Call 01992 652 006 to arrange a viewing and avoid disappointment.

FREEHOLD  
Council tax Band D  
EPC Rating TBC

Flood Risk  
Rivers & Seas No Risk  
Surface Water Medium

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

Broadband (estimated speeds)  
Standard 2 mbps  
Superfast 47 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**KITCHEN 11'07 x 6'03**

**DINING ROOM 14'10 x 7'09**

**1ST FLOOR LANDING**

**LIVING ROOM 14'11 x 10'04**

**MASTER BEDROOM 14'11 x 7'11**

**SHOWER ROOM 7'09 x 5'05**

**2ND FLOOR LANDING**

**SECOND BEDROOM 14'11 x 7'11**

**THIRD BEDROOM 10'04 x 8'05**

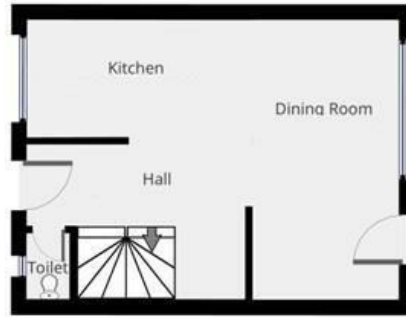
**FOURTH BEDROOM 10'04 x 6'03**

**BATHROOM 8'00 x 5'05**

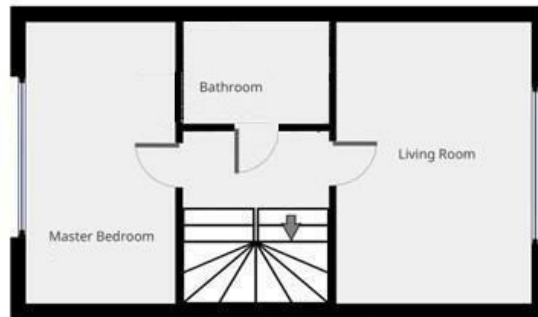
**GARAGE**



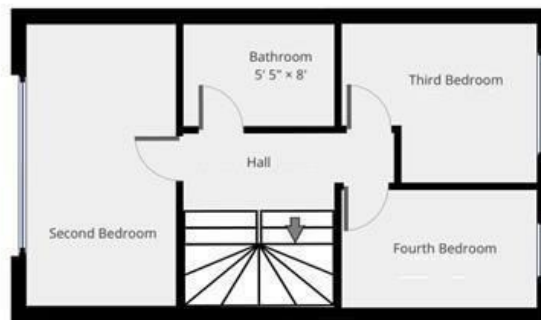
## Ground Floor



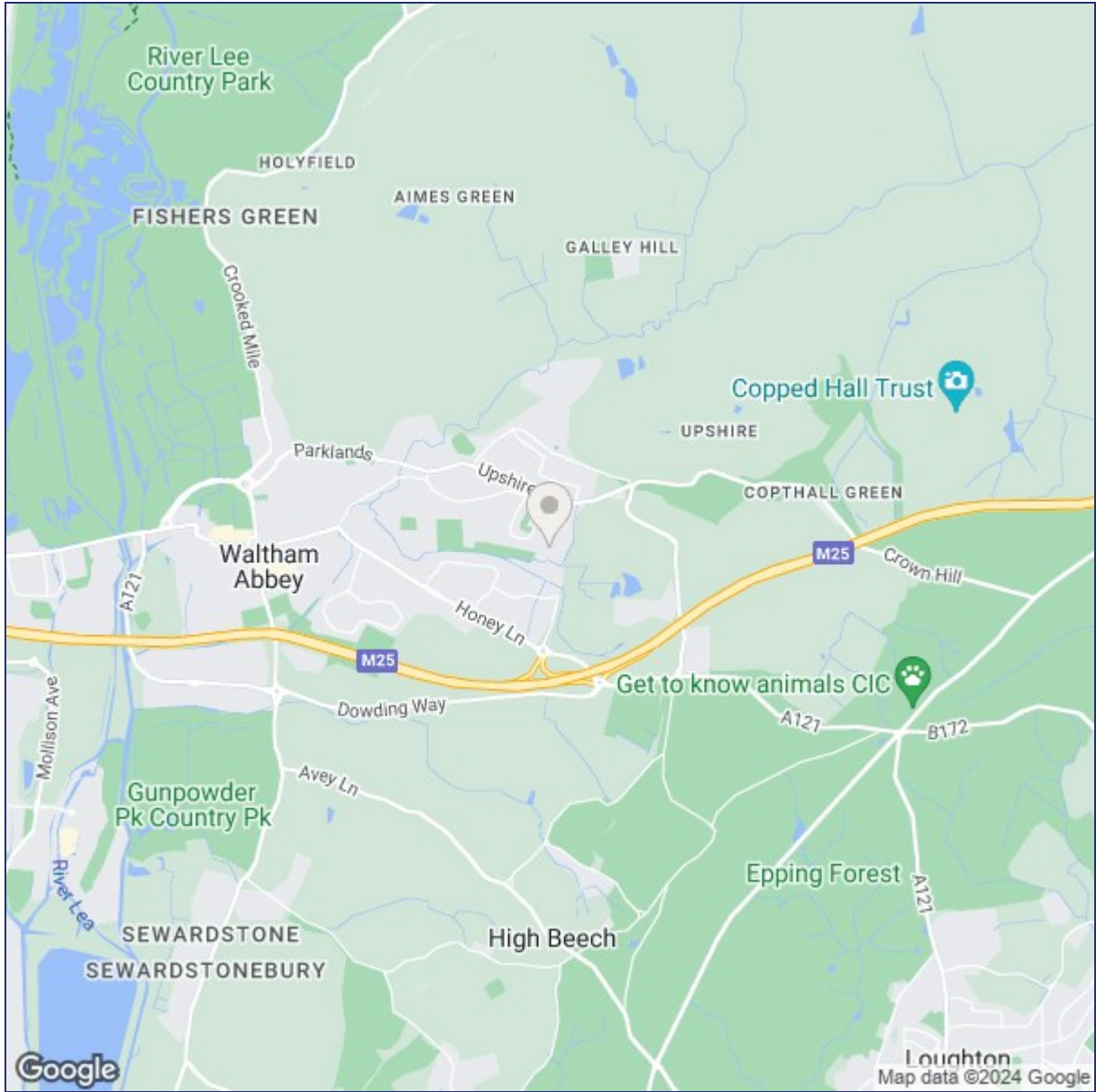
## 1st Floor



## 2nd Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.

