

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Harries Court, EN9 3NT



Asking Price £550,000 Freehold



Kings Group Waltham Abbey presents this 4-bedroom semi-detached property. The ground floor features an entrance porch and a bright living room with a bay window. This living room seamlessly connects to the kitchen diner, which has base and eye-level units, roll-top work surfaces, a tiled splashback, and Bosch appliances. Additionally, there is an extra reception room that can be used as an office.

On the first floor, you'll find three double bedrooms and one single bedroom, all equipped with wardrobes. The master bedroom includes an en-suite bathroom for added convenience. There is also a family bathroom on this floor.

The rear of the property boasts a garden with both lawn and patio areas, perfect for outdoor activities. Storage sheds offer extra space for gardening tools and other items.

Situated in the peaceful cul-de-sac of Harries Court, this property is ideally located just 5 minutes from Waltham Abbey Town Centre, where you can enjoy various amenities. It is also only 10 minutes from J26 of the M25 and Waltham Cross British Rail station, making it perfect for commuting.

Call Kings Group today to arrange your viewing and avoid disappointment!

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 28 mbps
Superfast 77 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE PORCH

LIVING ROOM 15'2 x 17'01

RECEPTION / OFFICE 22'01 x 8'01

KITCHEN/DINER 10'08 x 17'0

BEDROOM 16'5 x 8'0

ENSUITE 5'3 x 7'11

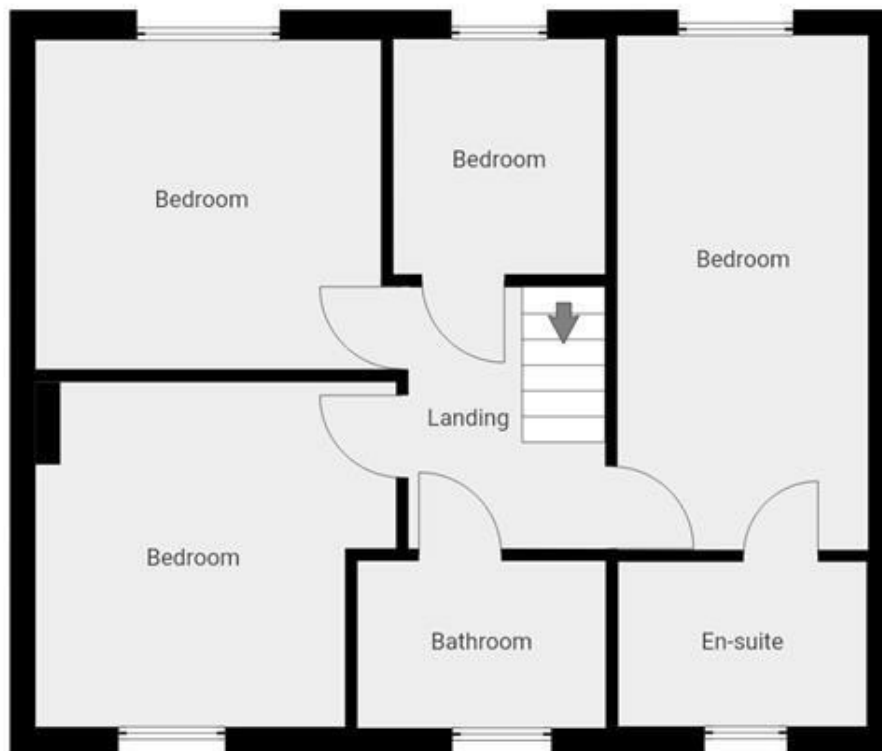
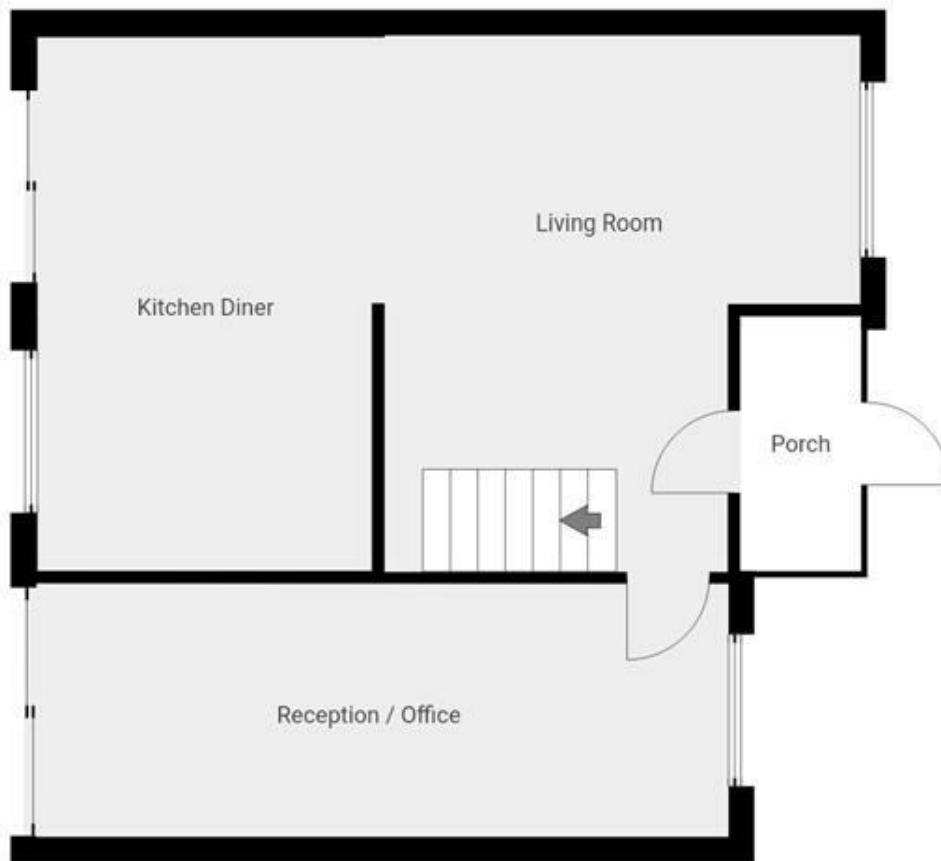
BEDROOM 10'6 x 11'6

BEDROOM 7'6 x 6'9

BEDROOM 11'0 x 9'9

BATHROOM 5'4 x 7'1



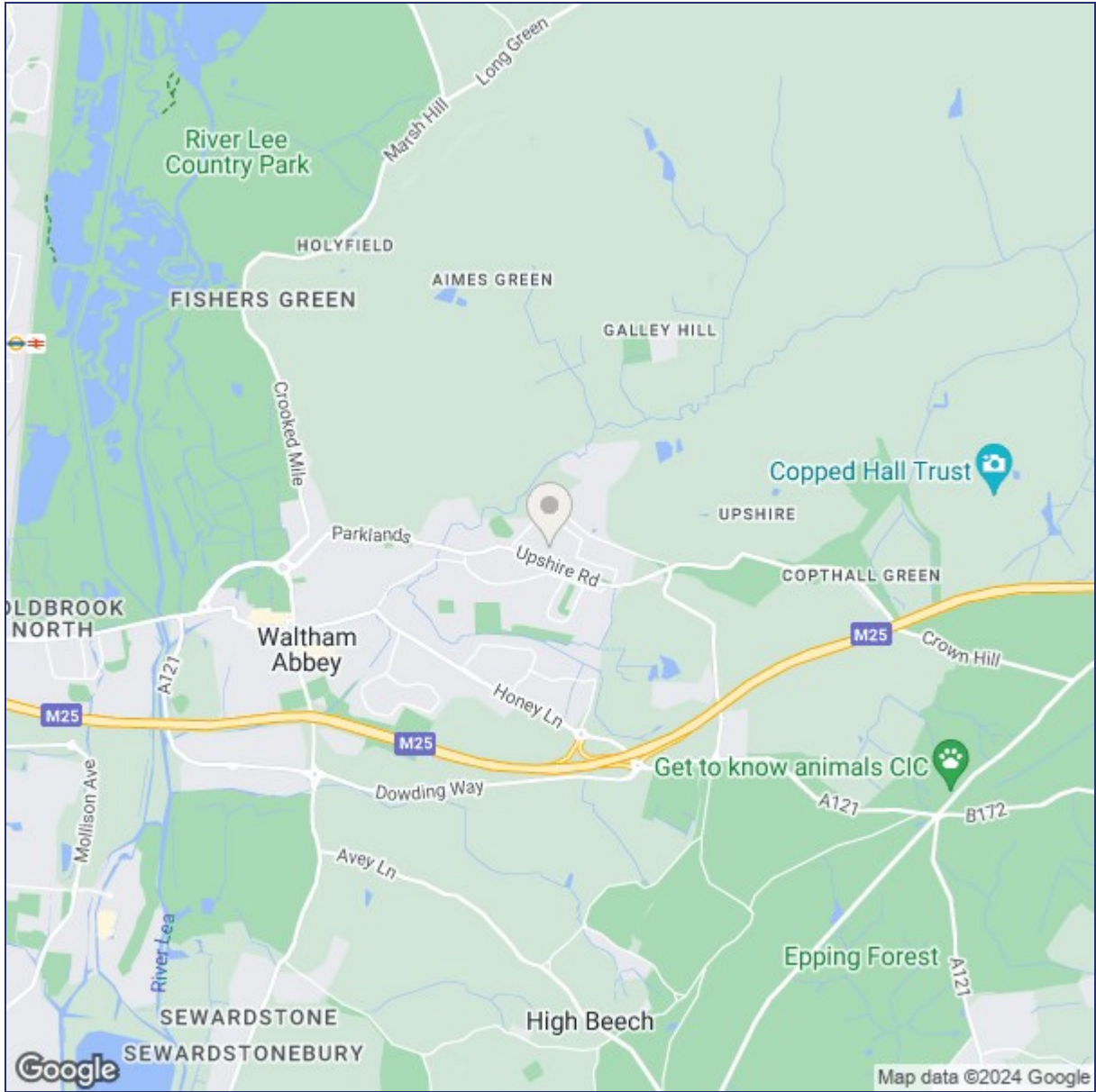


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

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

