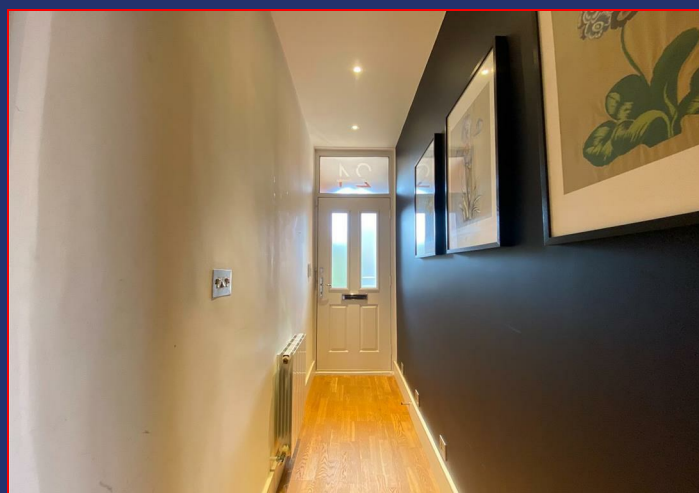
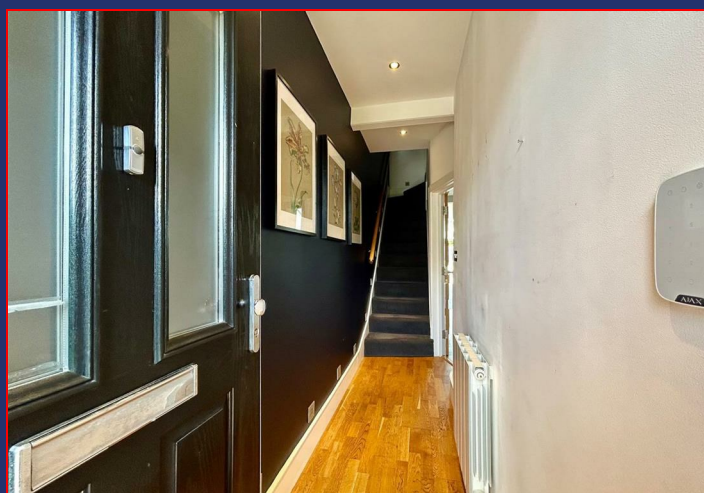


8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Honey Lane, EN9 3AS



**Asking Price £585,000 Freehold**



Kings is pleased to present this chain-free, three-bedroom Victorian home. The ground floor features an open-plan living space that includes a dining area next to a modern kitchen with integrated appliances. The lounge connects to an orangery with a vaulted glass roof over 14 feet high, leading out to a landscaped rear garden. The garden has rear access to private off-street parking via a service road and includes an outbuilding with power and lighting that could be converted into office space.

The first floor has two double bedrooms, one with an en-suite shower room, and a family bathroom. The top floor has a large master bedroom with potential for an additional en-suite (subject to planning permission). This home includes underfloor heating on the ground floor, integrated wiring for speakers, garden lighting, electric fan lights in the orangery, reception area floor lighting, and integrated kitchen appliances.



Situated on the ever sought after Honey Lane. You are placed just a 2 min drive to J26 of the M25. Also just a 10 min drive to Waltham Cross British Rail station. Ideal for those of you that commute. Being just a 5 mins drive to Waltham Abbey's historic market town square and all the amenities its pedestrianised high street has to offer.

Call our office today to arrange a viewing! - 01992 652 006

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



Broadband (estimated speeds)  
Standard 7 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### **HALL**

**RECEPTION 14'3 x 13'4**

**DINING AREA 15'4 x 11'2**

**KITCHEN 14' x 9'1**

**ORANGERY 14' x 9'1**

**LANDING**

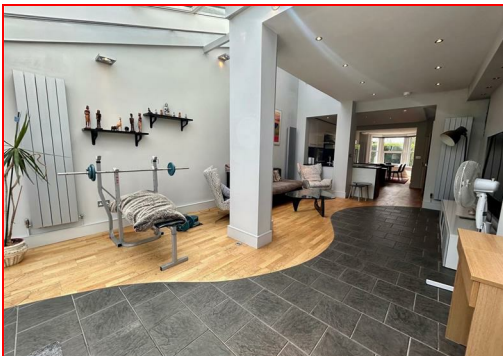
**BEDROOM 15'0 x 12'4**

**EN-SUITE 9'3 x 4'8**

**BEDROOM 14'3 x 9'3**

**BATHROOM 9'2 x 7'9**

**BEDROOM (2ND FLOOR) 18'3 x 13'4**



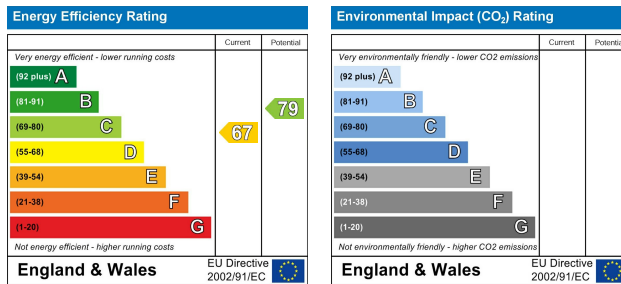
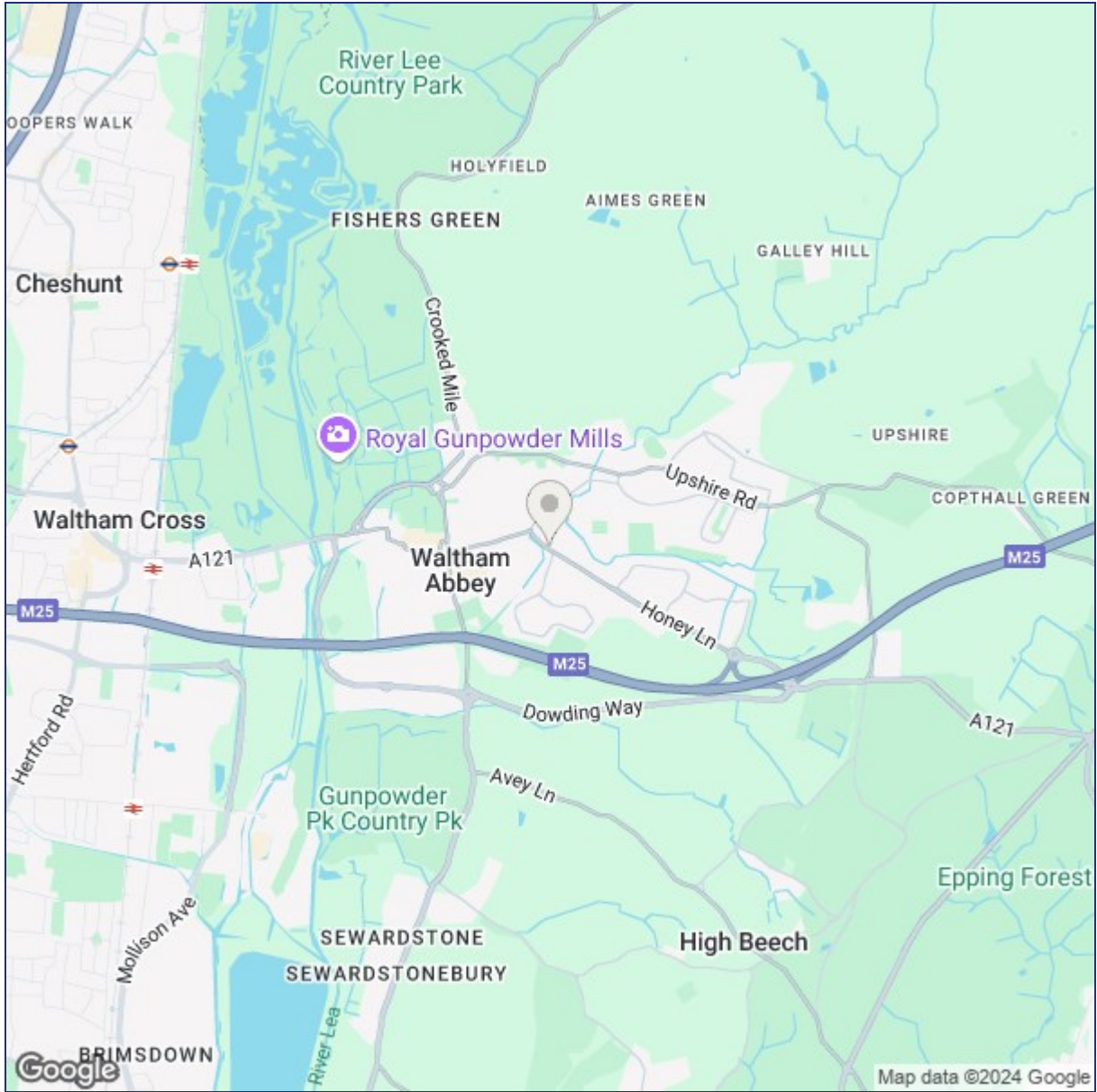
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("These details are correct at time of going to press").

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