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Downlands, EN9 1UH



Offers In Excess Of £400,000 Freehold



Kings are pleased to offer for sale this 3 bedroom semi detached home in this cul de sac position. On the ground floor boast a good size lounge leading into the spacious kitchen/breakfast room which features base and eye level units in wood trim with intergrated oven hob and extractor fitted fridge freezer. There is also a delightful conservatory. Other features to include a ground floor wc , double glazed windows and gas central heating. To the first floor you have 3 bedrooms and the family fully tiled bathroom with jacuzzi style bath. The front exterior is mainly laid to lawn with bordering plants and shrubs with the rear being mainly paved with a garage at the rear.



This property must be viewed to be appreciated call now on 01992652006

Mobile (based on calls indoors)

O2 Good
EE Average
Three Average
Vodafone Good

Broadband (estimated speeds)
Standard 3 mbps
Superfast 45 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability

BT
Sky
Virgin

LIVING ROOM 16'01" x 14'05"

KITCHEN 16'01" x 8'06"

CONSERVATORY 13'09" x 6'09"

DOWNSTAIRS WC

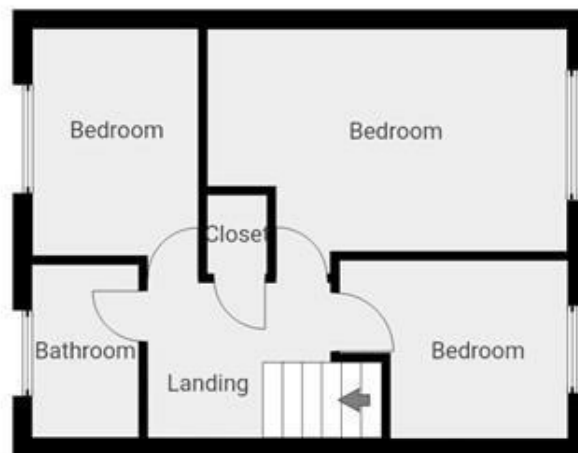
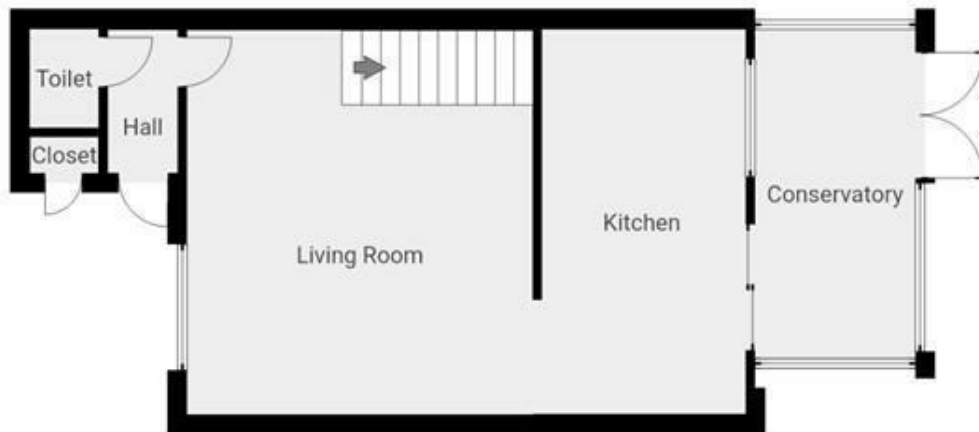
BEDROOM 9'2" x 13'1"

BEDROOM 9'06" x 7'05"

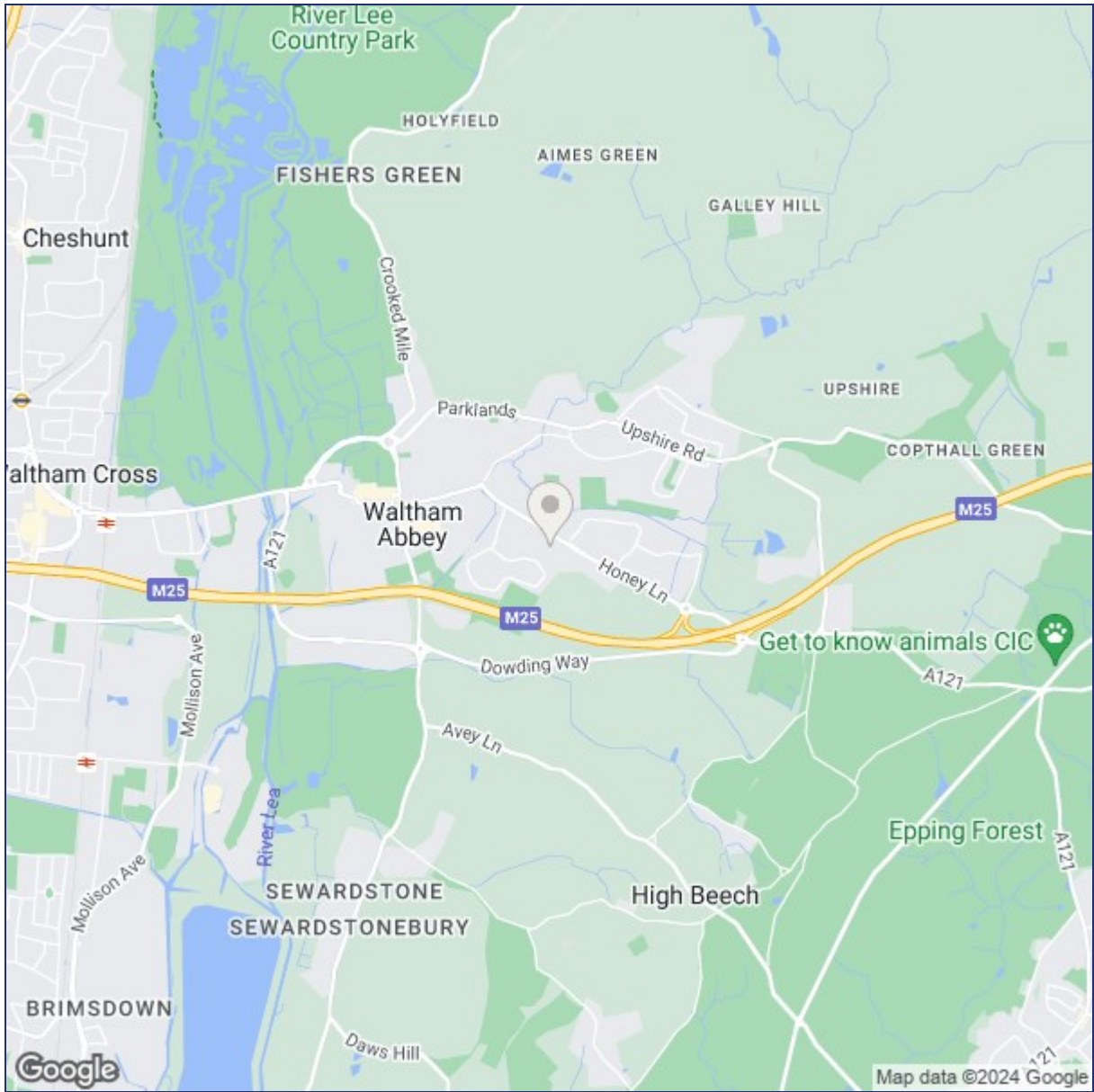
BEDROOM 9'06" x 6'11"

BATHROOM 7'03" x 4'05"





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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
		73	
		87	
England & Wales	EU Directive 2002/91/EC		England & Wales

("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.

