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Waltham Abbey  
Essex  
EN9 1EE

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## Windsor Wood, EN9 1LY



Asking Price £390,000 Freehold



Kings Group of Waltham Abbey present this freehold 2 bedroom end of terrace property to the market. Consisting of an entrance hallway, bright and airy living room with patio door leading to the rear garden, kitchen with base & eye level units including integrated appliances, roll top work surfaces and tiled splash backs. On the first floor are two double bedrooms, the master having fitted wardrobes and the fully tiled family bathroom. At the rear of the property is a laid to lawn staggered garden with storage shed and side access. The property also comes with allocated parking. The property is of brick and tile construction with mains gas, electric and water.

Council Tax Band D. EPC rating to be confirmed. Service charge £425.00pa.

Situated on the ever sought after Windsor Wood this property is situated just short walk to Waltham Abbey's historic market town centre and all the amenities its pedestrianized high street has to offer. Also just a 10 min drive to J26 of the M25 and Waltham Cross British Rail station, you are perfectly placed for commuting.

This property is ideal for first time buyers or those of you looking to down size.

Call our Sun Street office now on 01992 652 006 to arrange your viewing and avoid disappointment.

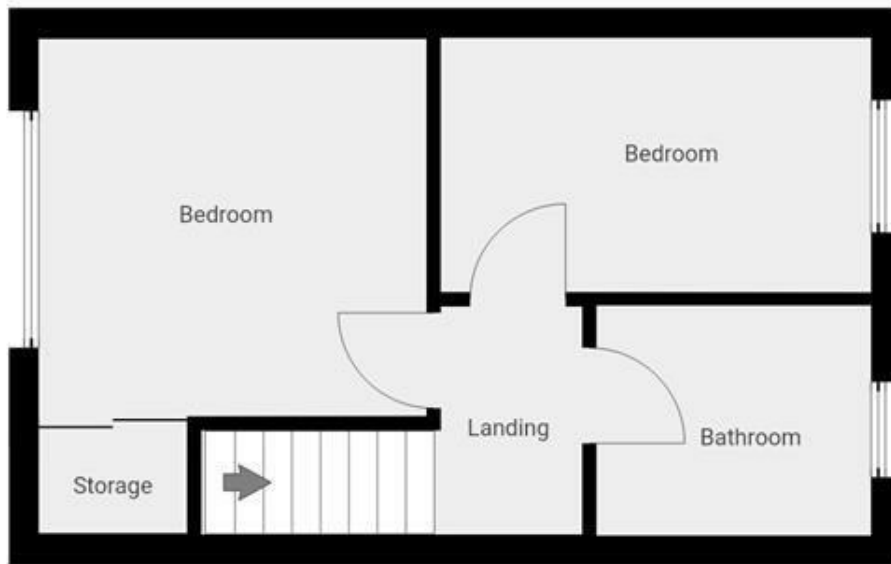
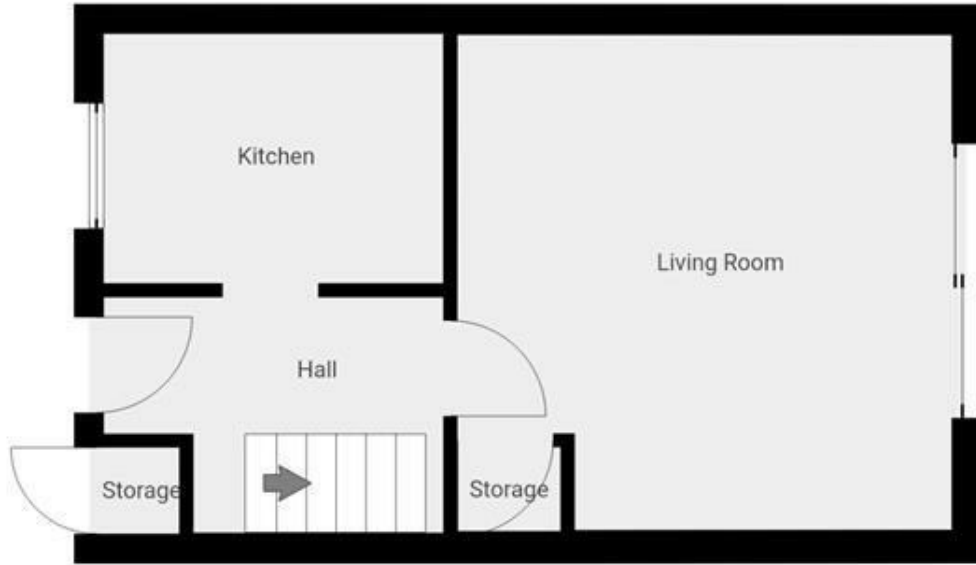
Coverage  
 Mobile (based on calls indoors)  
 O2 - Average  
 EE - Average  
 Three - Average  
 Vodafone - Average

Broadband (estimated speeds)  
 Standard 6 mbps  
 Superfast -  
 Ultrafast 1000 mbps

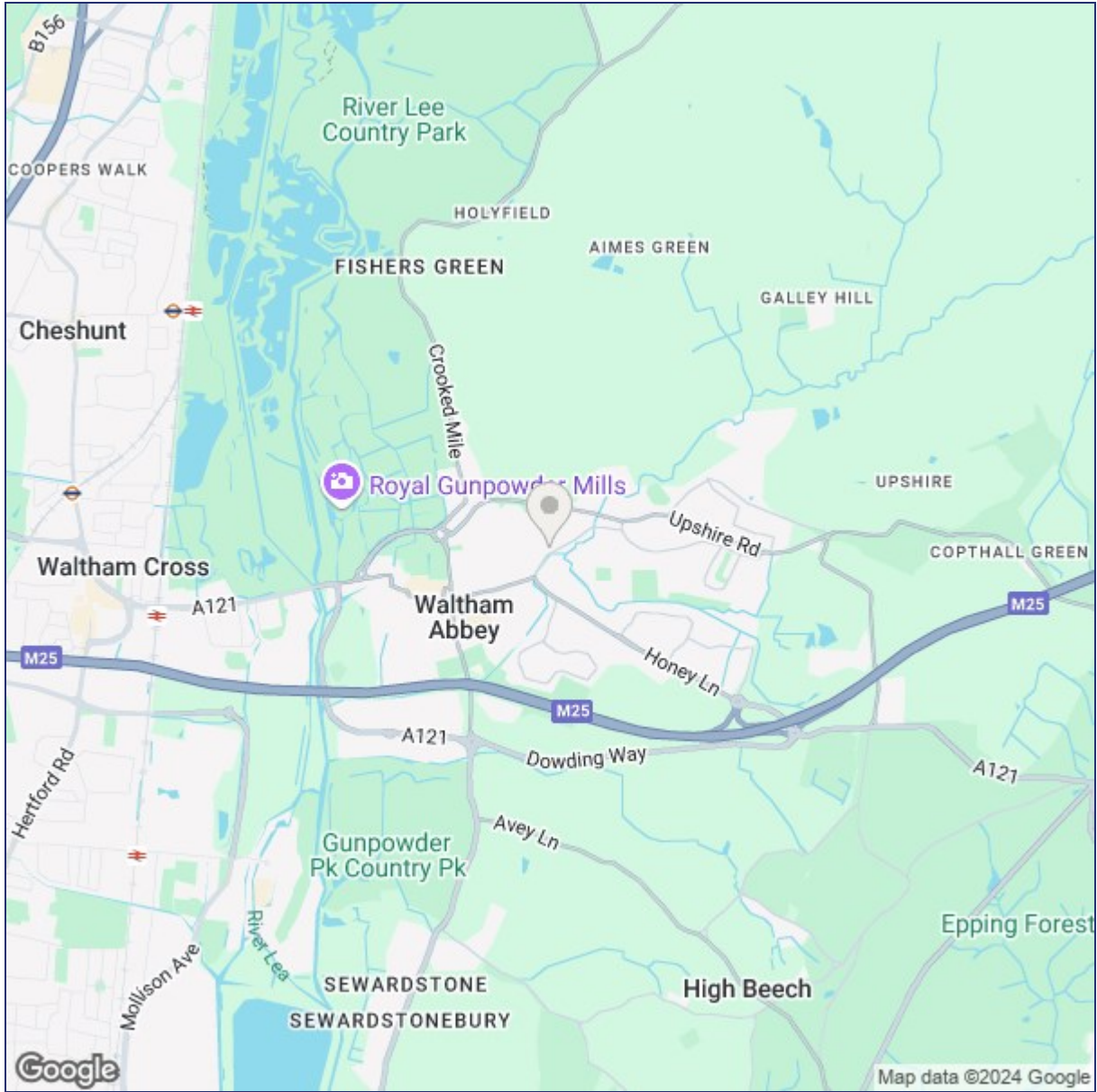
Satellite & Cable TV Availability  
 BT  
 Sky  
 Virgin

- ENTRANCE HALL**
- LIVING ROOM 13'7 x 13'7**
- KITCHEN 9'4 x 6'10**
- LANDING**
- BEDROOM 10'8 x 10'4**
- BEDROOM 11'10 x 7'0**
- BATHROOM 7'5 x 6'4**





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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		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.

