

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Rosebank, EN9 3DE



Asking Price £525,000 Freehold



Kings Group Waltham Abbey is delighted to present this three-bedroom semi-detached property to the market.

The ground floor boasts a welcoming entrance hallway, a bright and airy living room, and a kitchen diner featuring base and eye-level units, roll-top work surfaces, and tiled splashbacks. Additionally, there is a convenient downstairs W.C. Upstairs, the first floor offers two well-proportioned double bedrooms, a single bedroom, and a fully tiled family bathroom with a modern white three-piece suite.

The exterior of the property includes a low-maintenance, fully paved rear garden, perfect for outdoor seating or entertaining. At the front, the property benefits from a paved garden, off-street parking, and a garage.

Situated on the ever sought after Rosebank you are placed just a 5 min drive to Waltham Abbey's historic town centre and all the amenities its quaint pedestrianised high street has to offer. Also just 5 mins to J26 of the M25 and Waltham Cross Station you are well located for commuting. Also falling into the catchment area for some great local schools.

Call 01992 652 006 to arrange your viewing and avoid disappointment!

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

LIVING ROOM

KITCHEN DINER

DOWNSTAIRS W.C

LANDING

BEDROOM

BEDROOM

BEDROOM

BATHROOM

GARAGE

DISCLAIMER

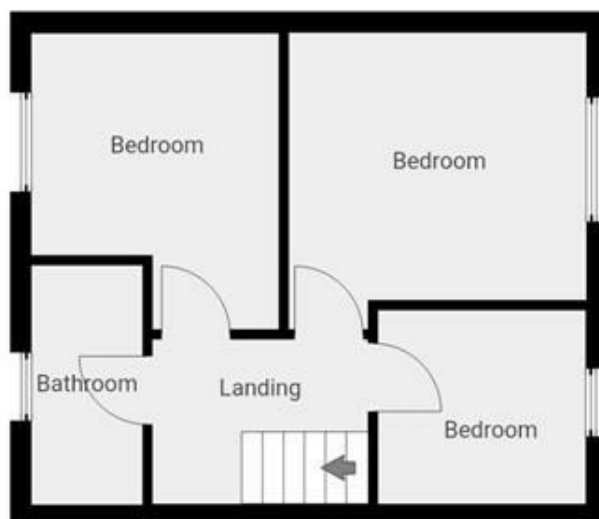
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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

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