



Windsor Wood, EN9
1LY
Waltham Abbey





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*** (GUIDE PRICE £375,000 - £400,000) ***

Kings Group of Waltham Abbey present this freehold 2 bedroom 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, roll top work surfaces and tiled splash backs, other features include under floor heating through out the downstairs. On the first floor are two double bedrooms with ample space for wardrobes and the fully tiled family bathroom. At the rear of the property is a laid to lawn staggered garden with storage shed. The property also comes with allocated parking.

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.

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

FREEHOLD
Council Tax Band D.
EPC rating TBC
Service charge £425.00pa.

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

Offers In Excess Of £375 000



- CHAIN FREE
- TERRACE
- UNDERFLOOR HEATING
- ALLOCATED PARKING
- COUNCIL TAX BAND D

- FREEHOLD
- 2 BEDROOMS
- DOUBLE GLAZING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

HALL

LIVING ROOM 13'7 x 13'6 (4.14m x 4.11m)

KITCHEN 8'9 x 6'10 (2.67m x 2.08m)

LANDING

BEDROOM 13'6 x 10'8 (4.11m x 3.25m)

BEDROOM 11'9 x 7'1 (3.58m x 2.16m)

BATHROOM 7'3 x 6'2 (2.21m x 1.88m)

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. References to tenure of a property are based upon 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.

6. THESE PARTICULARS ARE ISSUED IN GOOD

FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.






Energy Efficiency Rating

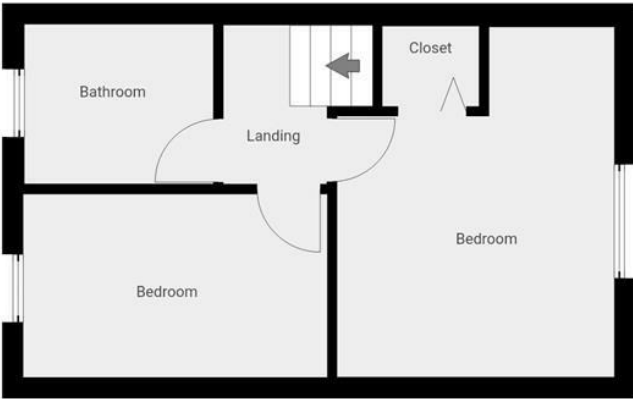
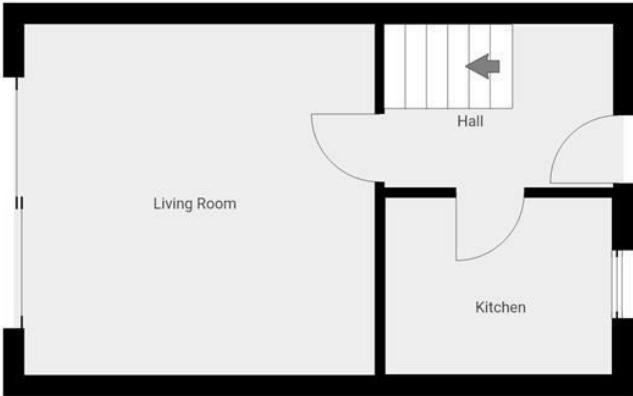
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC





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. Note: These details are correct at time of going to press.



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The property search engine

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