

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

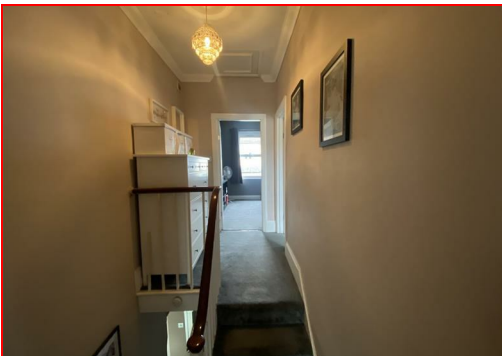
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Manor Road, EN9 1NF



Asking Price £475,000 Freehold



Kings Group of Waltham Abbey presents this 2/3 bedroom semi-detached family home to the market.

The entrance hallway leads to a practical ground floor layout, including a living area, dining space, and a kitchen fitted with wood effect base and eye-level units, roll-top work surfaces, and backsplashes. The ground floor also features a bedroom and a utility room for added convenience.

Upstairs, there are two double bedrooms and a family bathroom with a white three-piece suite. The front of the property offers off-street parking, while the rear garden is part paved and part lawn. This property offers a functional living space for families, with the benefit of modern features and a private garden.

Nestled on a highly sought-after cul-de-sac, a mere 5-minute stroll will take you to Waltham Abbey's historic town center, ensuring you have all the local amenities at your fingertips. Additionally transport links are within reach, with a bus stop at the end of the road providing a quick 10-minute connection to Waltham Cross British Rail station. Furthermore, J26 of the M25 is just a 5-minute drive away, making commuting a breeze. This delightful home is deceptively spacious from the front and has the potential to become your perfect family haven. Don't miss out - call us now to arrange your viewing and secure this fantastic opportunity.

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

Broadband (estimated speeds)
Standard 14 mbps
Superfast 259 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

LIVING ROOM 12'11 x 13'10

BEDROOM 10'07 x 8'02

DINING ROOM 9'00 x 8'02

KITCHEN 11'00 x 7'07

BEDROOM 11'10 x 10'10

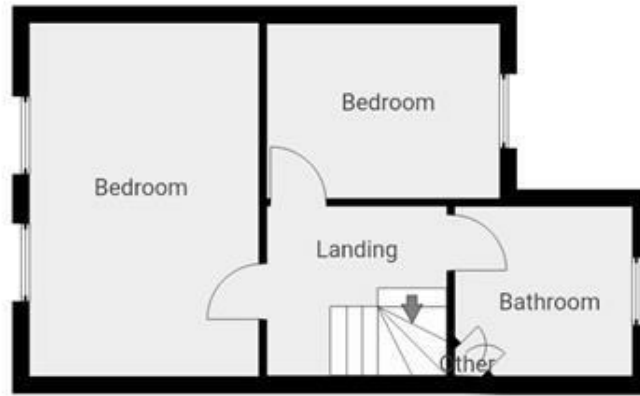
BEDROOM 11'00 x 8'03

BATHROOM 9'01 x 8'00

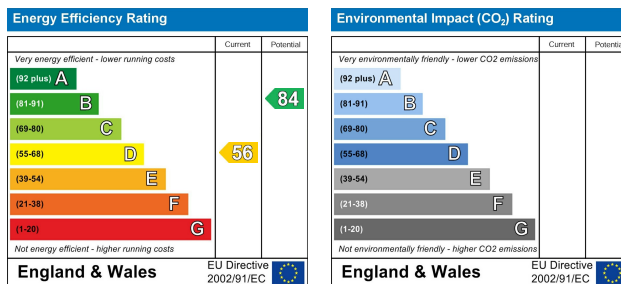
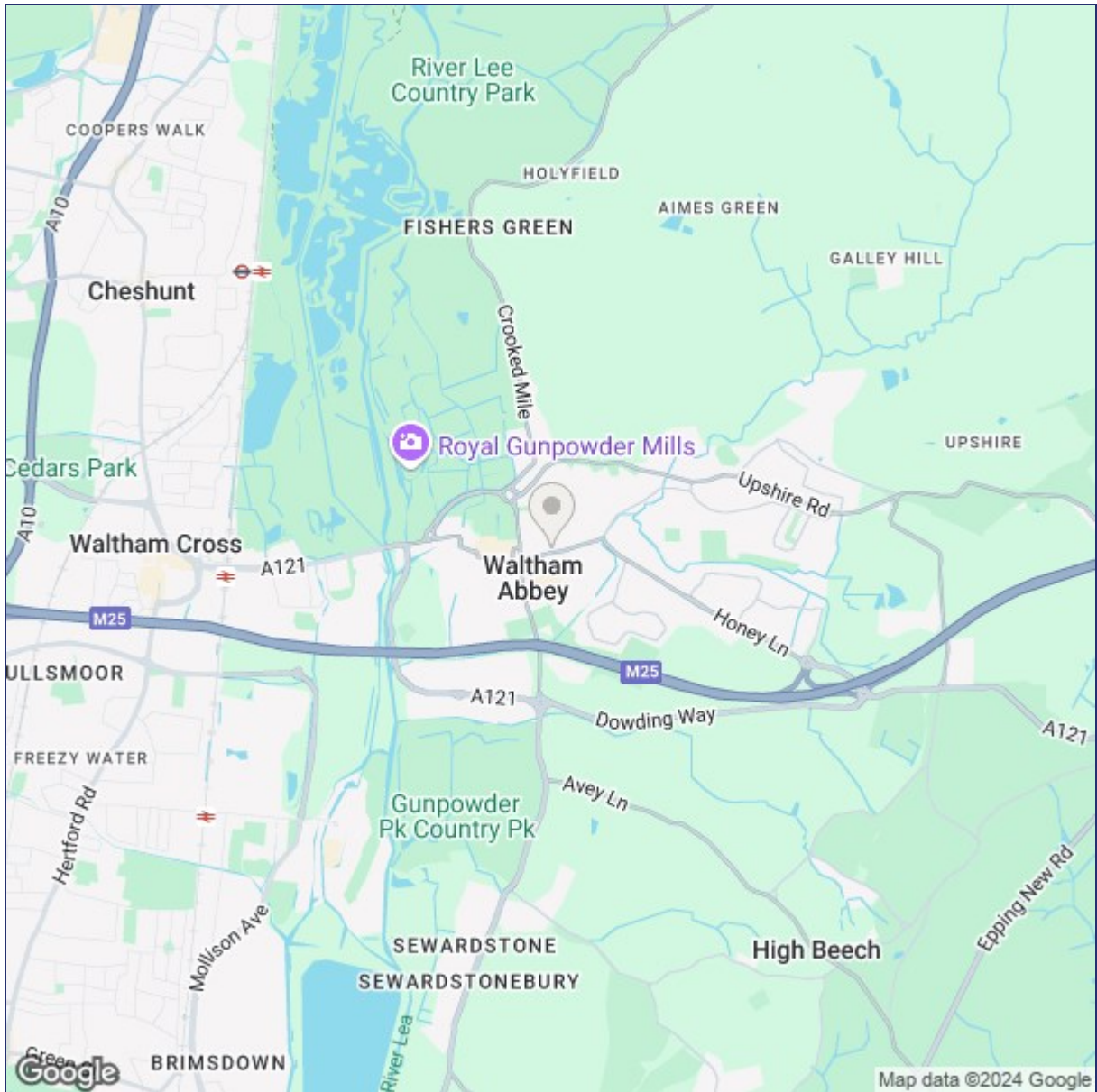
UTILITY 10'11 x 5'07

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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.
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