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Woollard Street, EN9 1HB



Asking Price £399,995 Freehold



Kings Group Waltham Abbey present this 2 bedroom end of terrace period property located on Woollard Street. As you step inside, you're greeted by a spacious through-lounge that boasts original wood flooring, complemented by two feature fireplaces—creating a warm and inviting atmosphere that's perfect for entertaining or relaxing.

The kitchen has white gloss base & eye-level units, offering plenty of storage space. It features wood-effect roll-top work surfaces, tiled splashbacks, and ample room for all essential appliances, making it a practical hub for any home cook.

On the first floor there is a main bedroom with built in storage, the second bedroom and a family bathroom with white three piece suite and the option of a shower. At the rear of the property is a partially decked & low maintenance AstroTurf garden with a outhouse, and a secure off street parking space.

The property is situated on a peaceful residential pedestrian road and is conveniently located just a short walk from Waltham Abbey's historic town centre and local amenities. Also being ideal for commuters with Waltham Cross British Rail Station a 20 min walk or 10 min bus trip away.

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

Broadband (estimated speeds)
 Standard 8 mbps
 Superfast 155 mbps
 Ultrafast 1000 mbps

Satellite & Cable TV Availability
 BT
 Sky
 Virgin

LIVING ROOM 13'2 x 11'2

DINING ROOM 11'6 x 11'2

KITCHEN 14'1 x 6'7

LANDING

BEDROOM 11'2 x 11'1

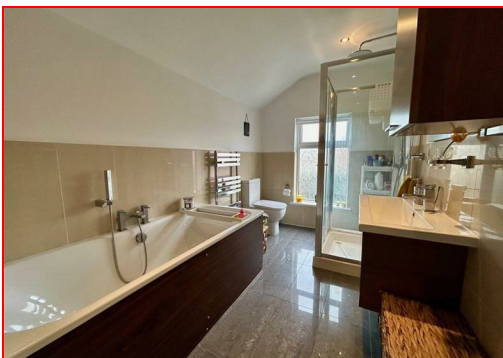
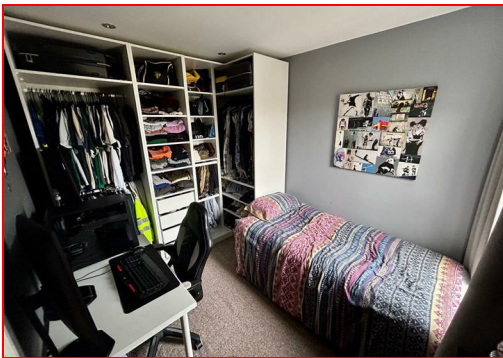
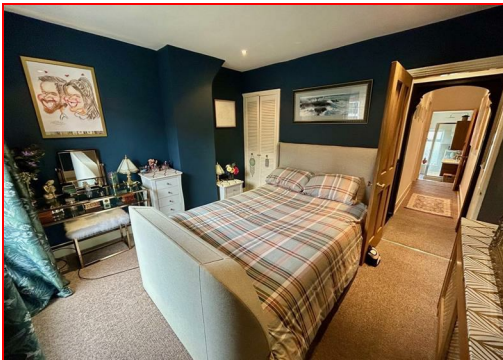
BEDROOM 12'4 x 9'1

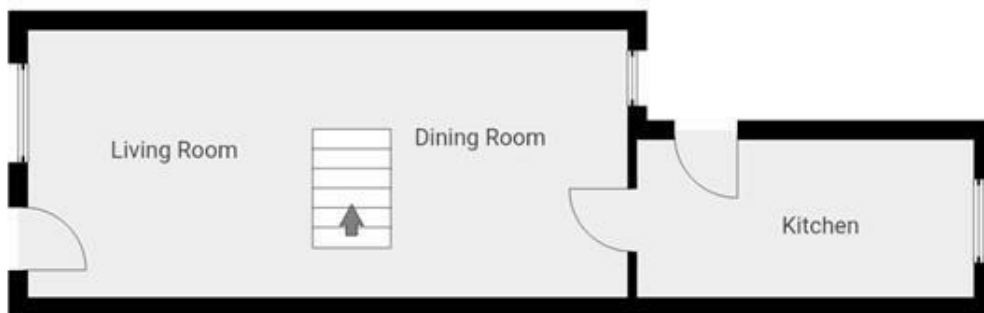
BATHROOM 10'6 x 5'5

OUTHOUSE

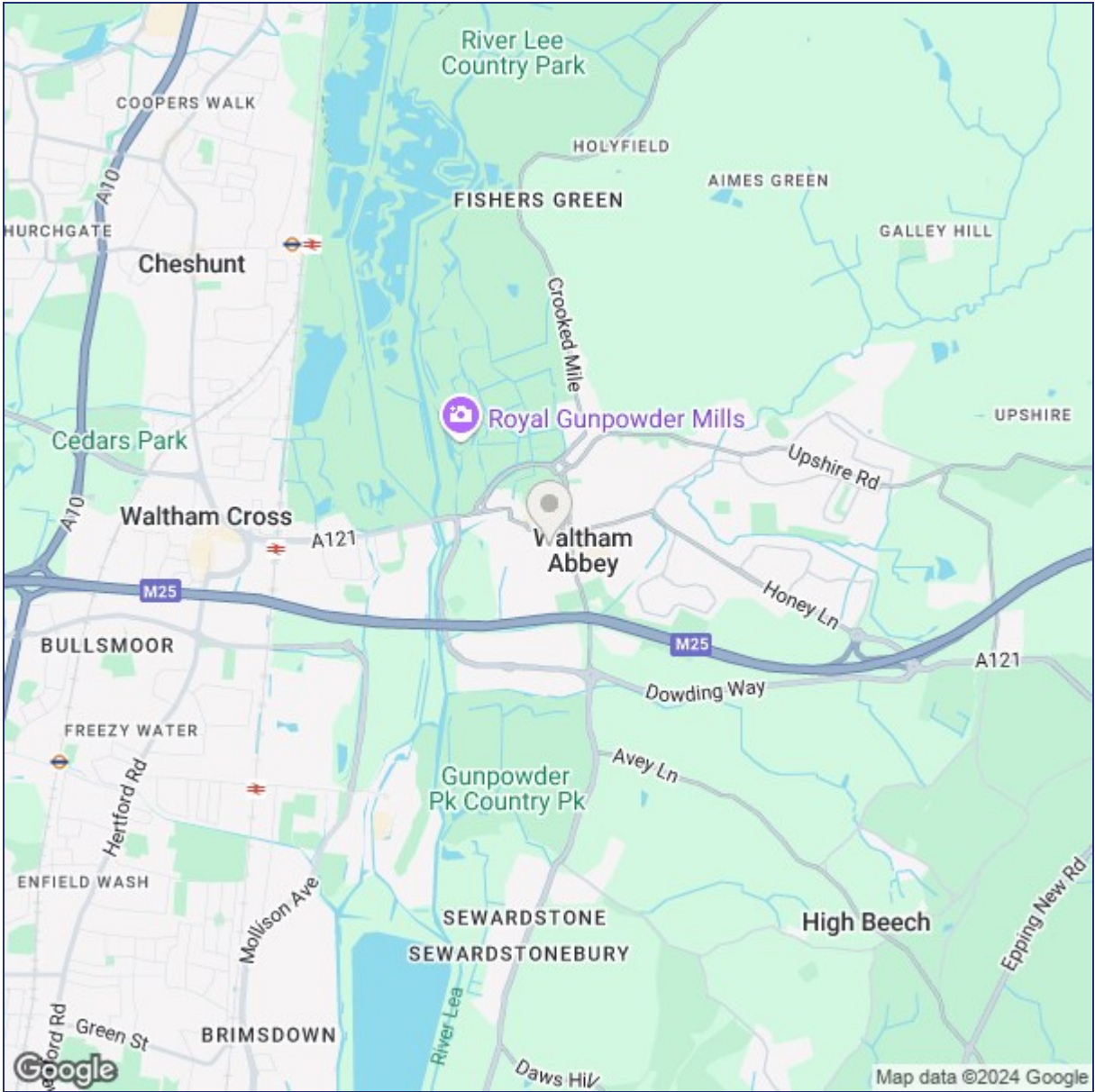
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus A	80
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-30 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92 plus A	80
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-30 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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

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