

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Marle Gardens, EN9 2DZ



Asking Price £450,000 Freehold



3 DOUBLE BEDROOMS!! Kings are pleased to offer for sale this 3 bedroom house located within this popular turning. The property on the ground floor has a 20ft lounge with sliding doors to the garden. There is a fitted kitchen with a feature island in wood trim with intergrated dishwasher, fridge freezer, oven and hob with extractor above. On the ground floor you also have a study area which leads into the garage and a downstairs toilet. On the first floor you have 3 great size bedrooms and a family bathroom. The exterior consist of a well maintained rear garden with ornate fish pond and shed which also benefits from access to the rear. Finally you have 2 off street parking areas to the front. Call Now for further details 01992652006

Mobile (based on calls indoors)

O2 Average
EE Average
Three Average
Vodafone Average

Broadband (estimated speeds)
Standard 7 mbps
Superfast 74 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability
BT
Sky
Virgin

LOUNGE 20 x 11'7

KITCHEN 11'7 x 12

STUDY

BEDROOM 11 x 10'3

BEDROOM 15'5 x 9'5

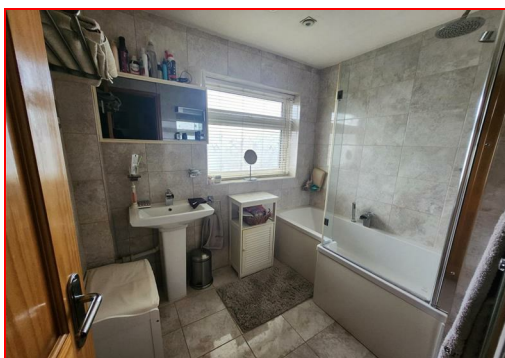
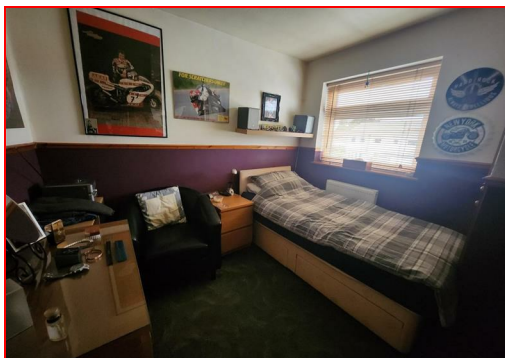
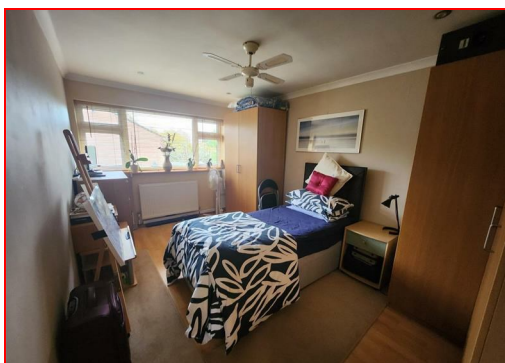
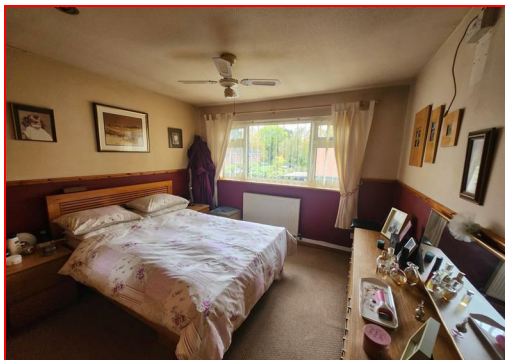
BEDROOM 9'9 x 9x'9

BATHROOM

SEPERATE WC

DISCLAIMER

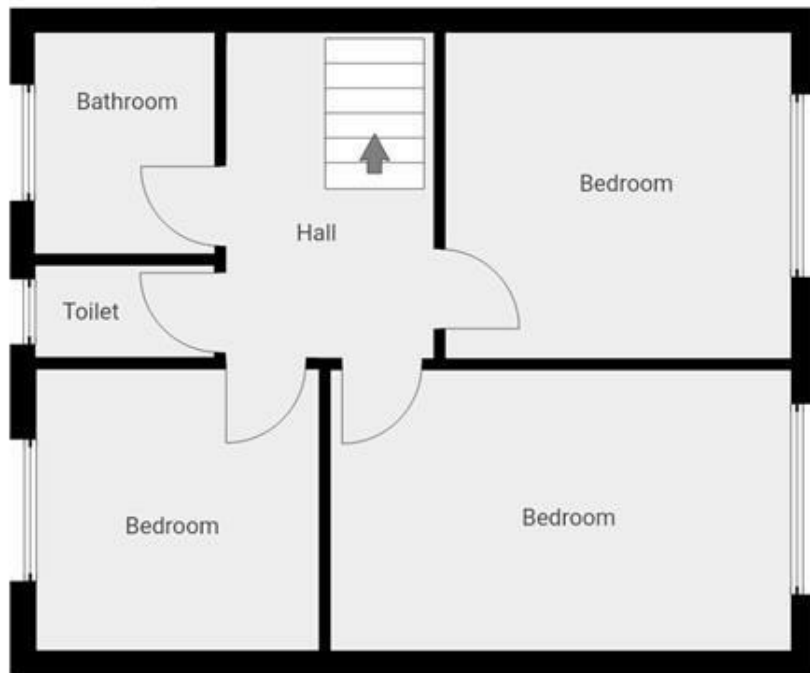
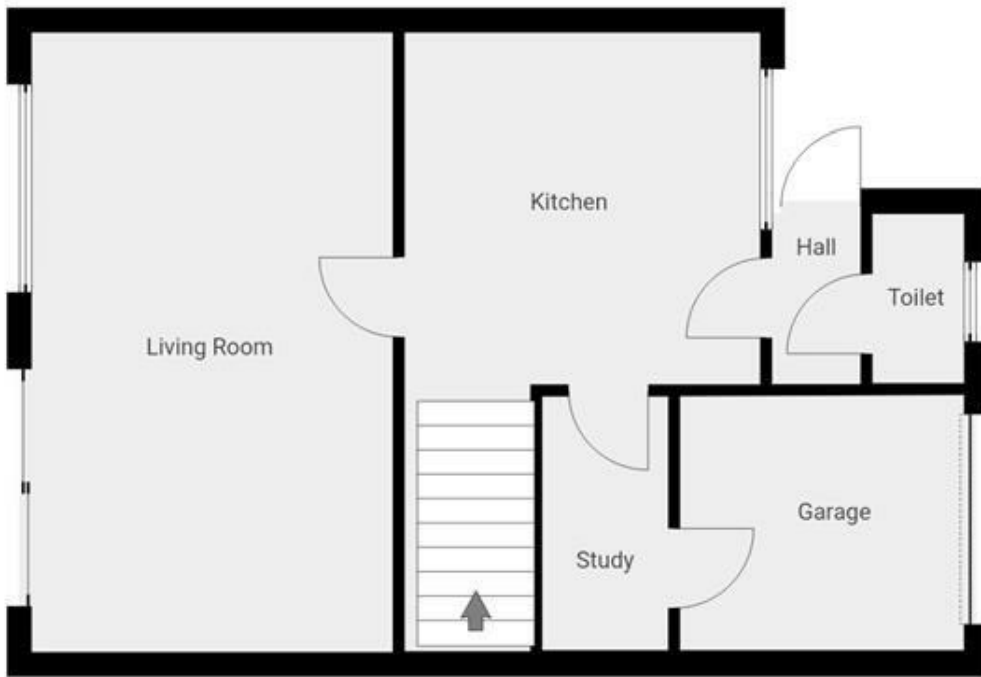
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective 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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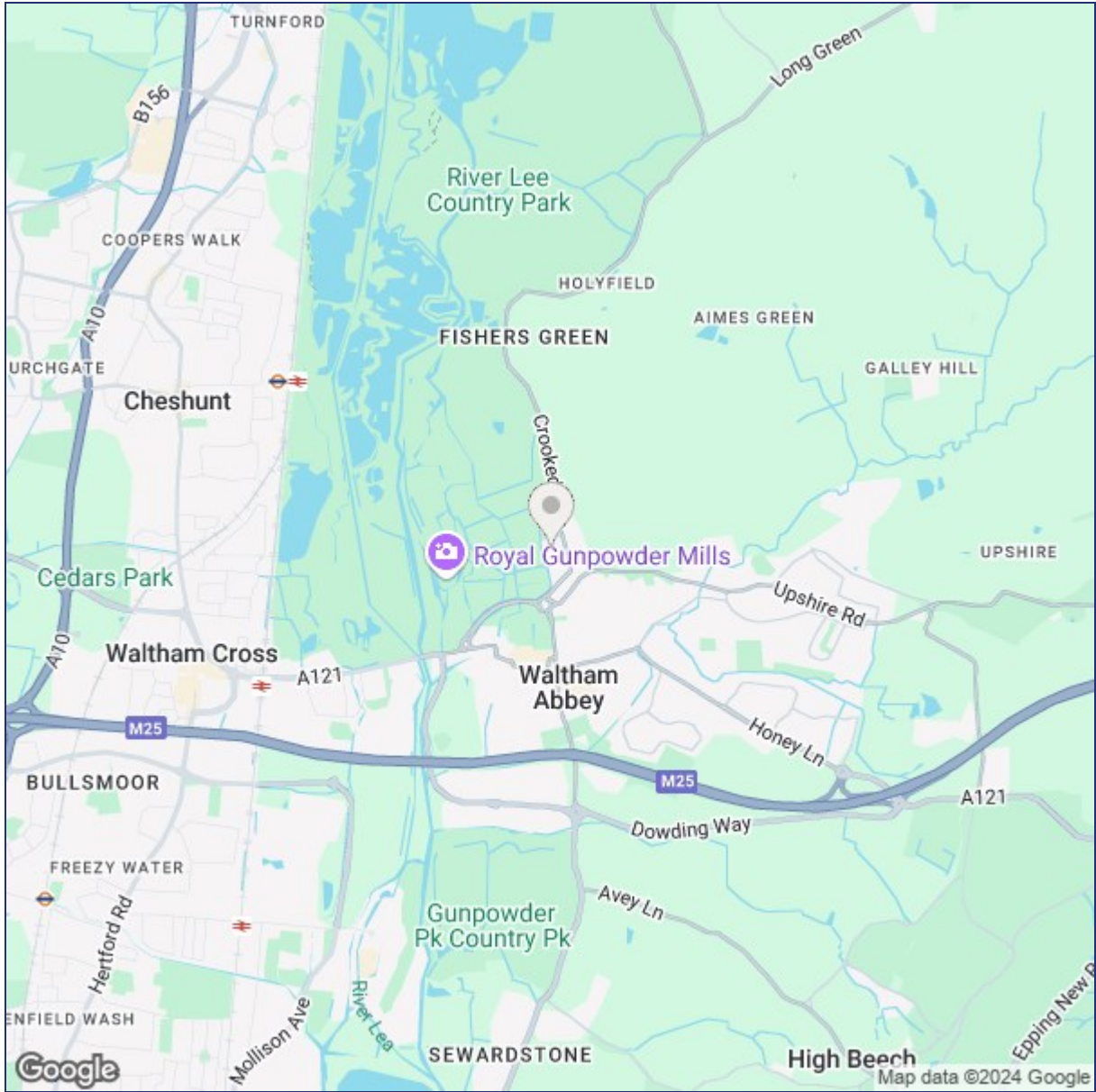
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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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