



Ruskin Avenue, EN9
3BP
Waltham Abbey





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Kings Group present this 3 bedroom period property located on Ruskin Avenue, Waltham Abbey.

As you enter the property you will find the room living room/dining room followed by the kitchen with wooden work surfaces and tiled splashbacks. On the ground floor you will find a downstairs w.c.

Proceeding up to the first floor, there are 3 double bedrooms and fully tiled family bathroom. To the rear of the property there is a partially decked partially laid to lawn garden.

Situated on a desirable, quiet residential road, off of Honey Lane and located within easy reach to local schools. Being in the catchment area for Leverton Primary School and King Harold Academy. You are just a 5 min drive to the M25 and Waltham Abbey's quaint market town centre and all the amenities it has to offer.

FREEHOLD
Council Tax Band D
EPC TBC

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

Broadband (estimated speeds)

Offers In Excess Of £125,000



- FREEHOLD
- PERIOD PROPERTY
- DOUBLE GLAZED
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC TBC

- 3 BEDROOMS
- THROUGH LOUNGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

LIVING ROOM/DINING ROOM 82'0" x 32'9" (25'01" x 10'08")

KITCHEN 18'02" x 13'09" (5.54m x 4.19m)

DOWNSTAIRS WC

BEDROOM 13'09" x 10'11" (4.19m x 3.33m)

BEDROOM 13'09" x 8'03" (4.19m x 2.51m)

BEDROOM 11'00" x 8'07" (3.35m x 2.62m)

BATHROOM 10'05" x 6'00" (3.18m x 1.83m)

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.

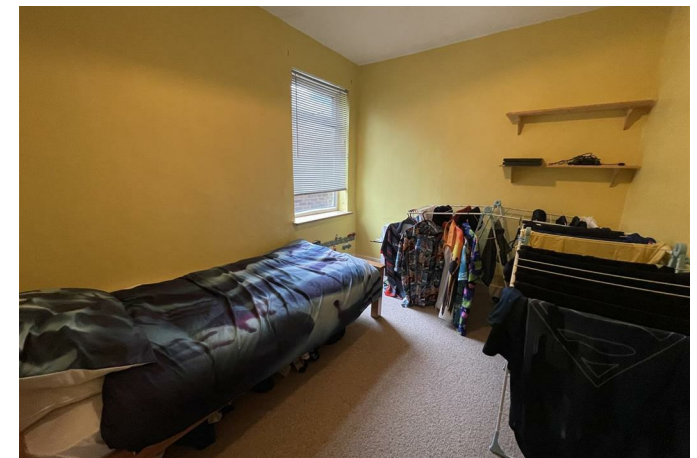
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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.





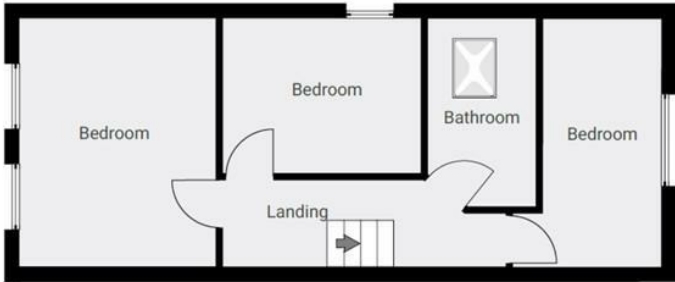
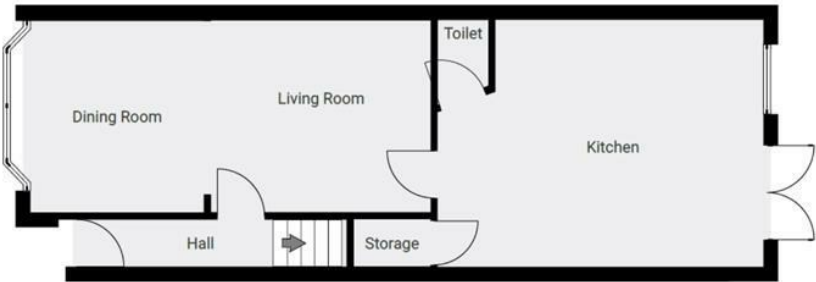
Energy Efficiency Rating

	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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