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EN9 1EE

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Kestrel Road, EN9 3NB



Asking Price £600,000 Freehold



Kings Group present this 3-bedroom detached house on Kestrel Road, Waltham Abbey.

When you enter the property, you'll first find the living room, followed by the dining room and conservatory. The kitchen features roll-top work surfaces and tiled splashbacks, and there's also a convenient downstairs toilet.

Upstairs, there are two double bedrooms—one with an en-suite bathroom—a single bedroom, and a family bathroom. All the bedrooms have built-in storage. At the back of the house, there's a garden that's partly decked and partly laid to lawn. At the front, you'll find off-street parking.

Located on the highly sought-after Birds Development, this property offers easy access to the town center and the M25, making it an ideal choice.

Don't miss out on this opportunity. Call 01992 652 006 to arrange a viewing and secure your spot!

Freehold
Council Tax Band E
EPC D

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

Broadband (estimated speeds)
Standard 4 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

LIVING ROOM 18'08" x 12'00"

DINING ROOM 9'01" x 9'01"

KITCHEN 11'00" x 7'09"

CONSERVATORY 10'06" x 8'03"

BEDROOM 14'03" x 9'02"

BEDROOM 11'10" x 11'02"

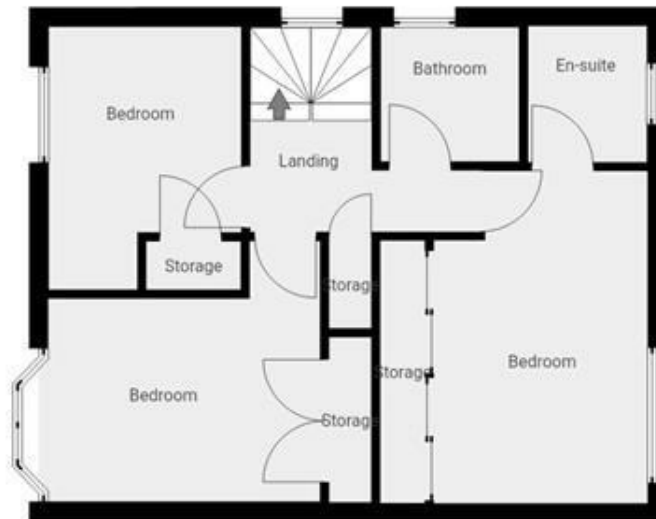
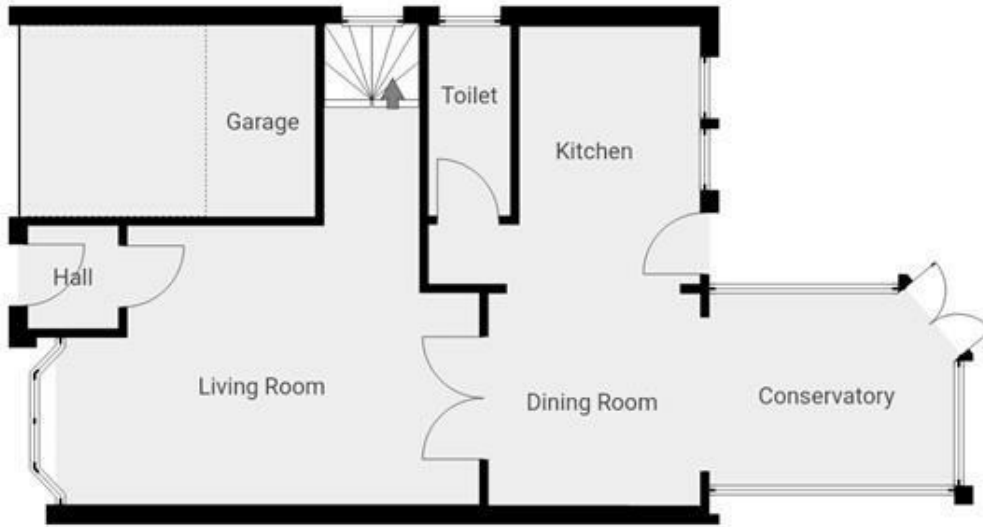
BEDROOM 10'06" x 8'03"

BATHROOM 5'11" x 5'09"

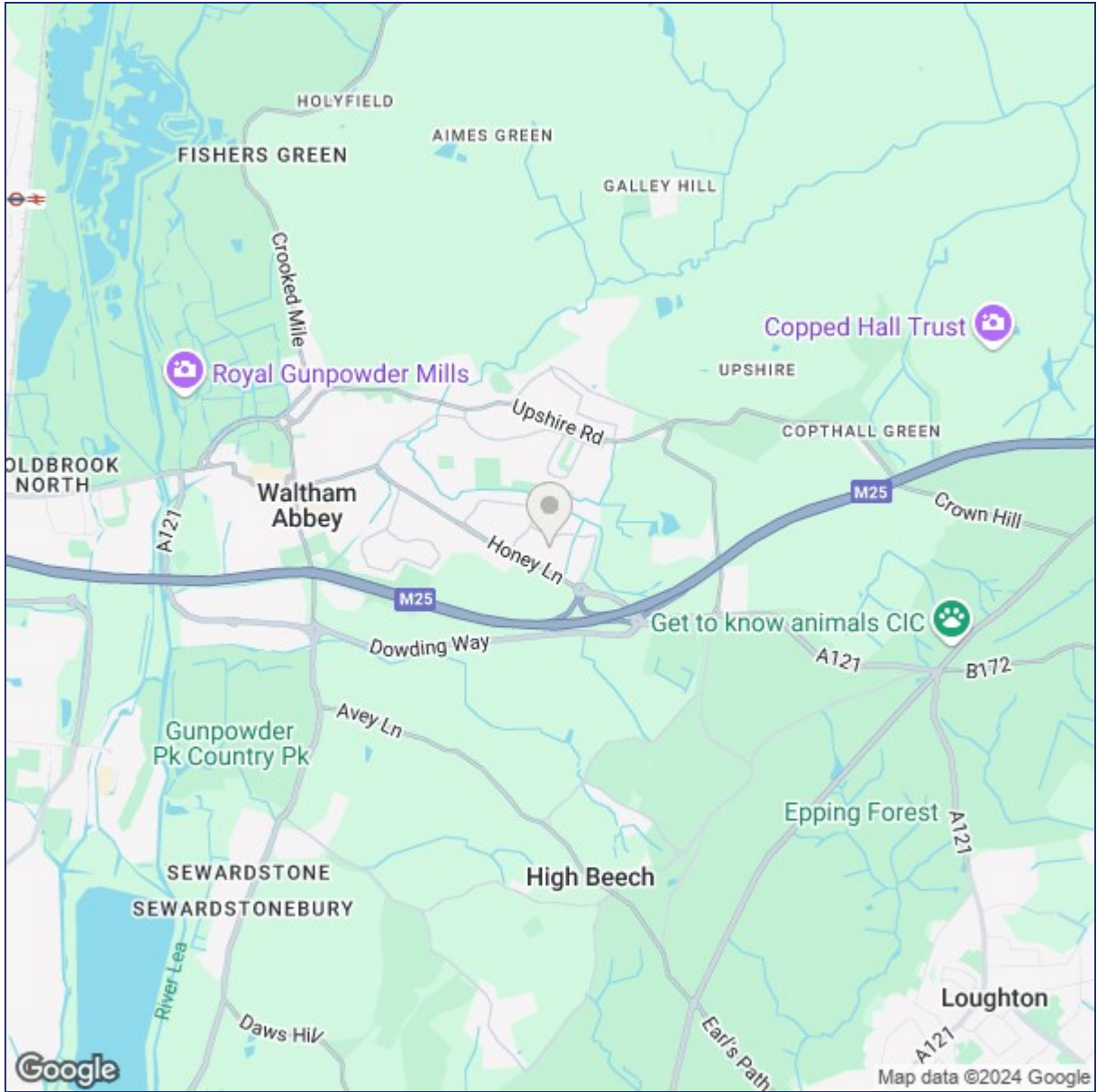
EN-SUITE 5'10" x 5'01"

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	83
(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").

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.

