



Kestrel Road, EN9 3NB  
Waltham Abbey









# Kestrel Road, EN9 3NB

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

## Asking Price £600,000





- FREEHOLD
- 3 BEDROOMS
- EN-SUITE & DOWNSTAIRS W.C
- DOUBLE GLAZED
- COUNCIL TAX BAND E

- DETACHED
- 2 RECEPTIONS
- OFF STREET PARKING
- GAS CENTRAL HEATING
- EPC D

**LIVING ROOM 18'08" x 12'00" (5.69m x 3.66m)**

**DINING ROOM 9'01" x 9'01" (2.77m x 2.77m)**

**KITCHEN 11'00" x 7'09" (3.35m x 2.36m)**

**CONSERVATORY 10'06" x 8'03" (3.20m x 2.51m)**

**BEDROOM 14'03" x 9'02" (4.34m x 2.79m)**

**BEDROOM 11'10" x 11'02" (3.61m x 3.40m)**

**BEDROOM 10'06" x 8'03" (3.20m x 2.51m)**

**BATHROOM 5'11" x 5'09" (1.80m x 1.75m)**

**EN-SUITE 5'10" x 5'01" (1.78m x 1.55m)**

#### **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.









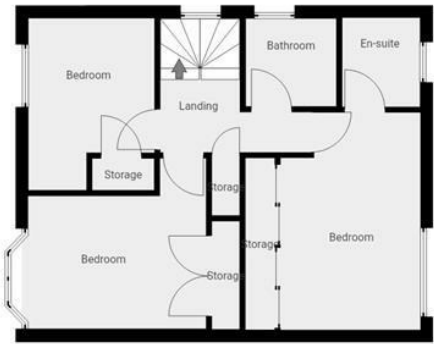
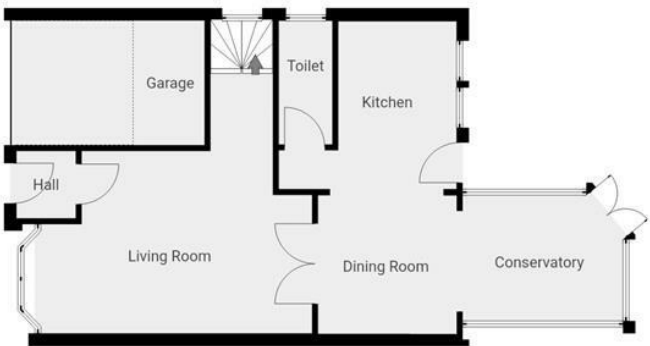
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	62	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

