



Abbotts Drive, EN9 3HH
Waltham Abbey





Abbotts Drive, EN9 3HH

Kings Group of Waltham Abbey presents this 5-bedroom townhouse to the market.

Ground Floor: Upon entering, you're greeted by a entrance porch, leading into a well-appointed kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks. The expansive living room, enhanced by a rear extension, provides an ideal space for relaxation and entertainment. A convenient downstairs WC completes this level.

First Floor: The first floor boasts two double bedrooms, one featuring built-in storage for added convenience. A useful storage cupboard is also located on this level, offering additional space for your belongings.

Second Floor: The second floor comprises a further double bedroom, along with two single bedrooms and a fully tiled family bathroom with white three piece suite.

Exterior: At the rear is a low-maintenance garden with gated access and a practical storage shed. To the front, off-street parking for two vehicles is provided, along with a garage, ensuring ample parking and storage options.

Located on a peaceful cul-de-sac with stunning panoramic views, the property is on the outskirts of historic Waltham Abbey. It is within easy reach of the town center and highly regarded local schools. The location also offers convenient access to transport links (A10, M25) and nearby towns such as Epping, Loughton, Nazeing, Chingford, and Broxbourne.

Call 01992 652 006 to arrange a viewing and avoid disappointment.

FREEHOLD
Council tax Band D

Offers Over £415,000



- FREEHOLD
- 5 BEDROOMS
- DOWNSTAIRS W.C
- COUNCIL TAX BAND D

- TOWNHOUSE
- OFF STREET PARKING & GARAGE
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING C

HALLWAY

LIVING ROOM 15'00" x 10'00" (4.57m x 3.05m)

KITCHEN 16'00" x 7'00" (4.88m x 2.13m)

DOWNSTAIRS W.C

BEDROOM 15'00" x 11'00" (4.57m x 3.35m)

BEDROOM 15'00" x 8'00" (4.57m x 2.44m)

BEDROOM 15'00" x 8'00" (4.57m x 2.44m)

BEDROOM 8'00" x 8'00" (2.44m x 2.44m)

BEDROOM 10'00" x 6'00" (3.05m x 1.83m)

BATHROOM 7'03" x 5'04" (2.21m x 1.63m)

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.



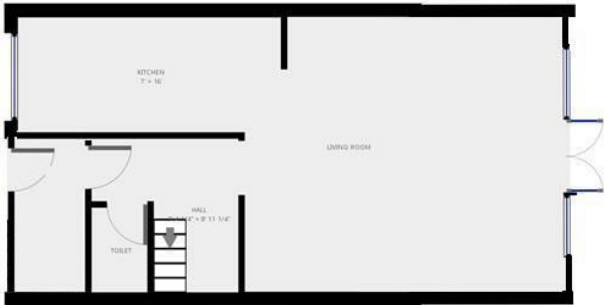


Energy Efficiency Rating

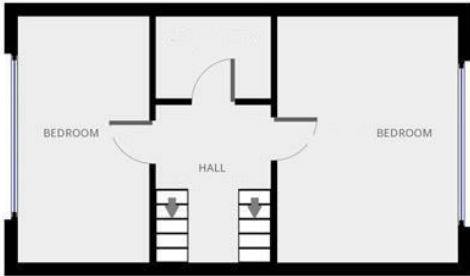
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



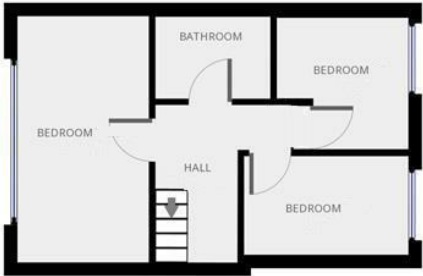
Ground Floor



1st Floor



2nd Floor



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.

8A Sun Street, Waltham Abbey, Essex, EN9

1EE

T: 01992 652006

E:

www.kings-group.net



Temple Chambers
CHARTERED SURVEYORS

