



Elm Close, EN9 1SQ  
Waltham Abbey









# Elm Close, EN9 1SQ

Kings Group of Waltham Abbey is delighted to present this chain-free 3-bedroom semi-detached property to the market. Offering a perfect blend of space, style, and functionality, this home is ideal for those seeking both comfort and convenience.

Upon entry, the welcoming hallway leads to a bright and spacious living room (14'8 x 16'5), which features a feature fireplace. The well-designed kitchen sleek white gloss base and eye-level units, roll-top work surfaces and tiled splashbacks, offering ample storage and preparation space. To the rear, the property has been extended, currently used as an additional reception room, perfect for entertaining or family gatherings. A fully-tiled bathroom completes the ground floor.

The spacious landing leads to three generously sized double bedrooms, each providing ample space for wardrobes and furniture. The master bedroom benefits from a convenient en-suite.

At the rear, the property features a partially-paved & laid to lawn garden, providing a peaceful outdoor space with side access. To the front, there is off-street parking and access to a garage, offering additional storage and convenience.

This property offers the perfect opportunity for families or those looking to upgrade to a spacious home in a sought-after location.

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

Coverage  
Mobile (based on calls indoors)  
O2 - Good

## Offers In Excess Of £405,000





- FREEHOLD
- SEMI-DETACHED
- 2 RECPETIONS
- DOUBLE GLAZING
- COUNCIL TAX BAND D

- CHAIN FREE
- 3 BEDROOMS
- OFF STREET PARKING & GARAGE
- GAS CENTRAL HEATING
- EPC RATING TBC

**HALL 6'10 x 5'7 (2.08m x 1.70m)**

**LIVING ROOM 24'8 x 16'5 (7.52m x 5.00m)**

**DINING ROOM 15'1 x 8'5 (4.60m x 2.57m)**

**KITCHEN 11'7 x 10'10 (3.53m x 3.30m)**

**BATHROOM 7'10 x 4'11 (2.39m x 1.50m)**

**LANDING**

**BEDROOM 16'5 x 8'11 (5.00m x 2.72m)**

**EN-SUITE**

**BEDROOM 16'5 x 9'5 (5.00m x 2.87m)**

**BEDROOM 12'11 x 7'11 (3.94m x 2.41m)**

**GARAGE**

#### **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.









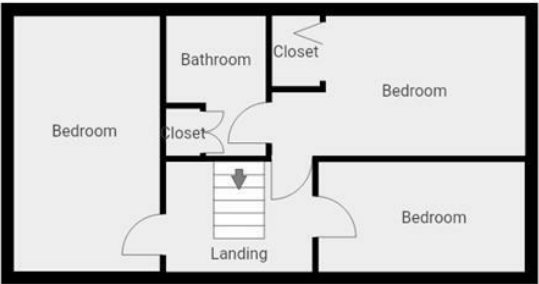
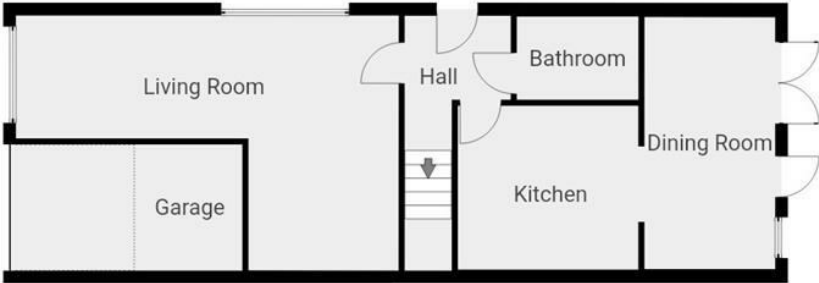
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.

