

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

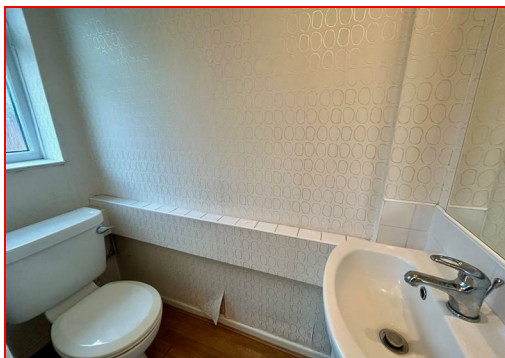
T: 01992 652006
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Marle Gardens, EN9 2DZ



Offers In Excess Of £375,000 Freehold



*** CHAIN FREE ***

Kings Group - Waltham Abbey are pleased to present this three-bedroom terraced property to the market.

The ground floor features an entrance porchway, a living room, and a kitchen fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks. A downstairs W.C. completes the ground floor layout.

The first floor comprises two double bedrooms, a single bedroom, and a fully tiled family bathroom equipped with both a bath and shower. Externally, the property offers a rear garden approximately 65ft in length, laid to lawn with rear access, and a front garden also laid to lawn. Additional features include double-glazed windows throughout, a hot air flow system and a garage en-bloc.

Situated just a 10 min drive to Waltham Cross British Rail station and J26 of the M25 you are well located for commuting. Also just a short walk to Waltham Abbey's historic market town centre and all the amenities its quaint pedestrianised high street has to offer. The perfect home for a family offering an excellent amount of space, this property really must be seen to be fully appreciated.

This property presents an excellent opportunity for buyers. Early viewings are recommended.

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

FREEHOLD
Council Tax Band
EPC Rating E

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 74 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH 5'11 x 3'7

LIVING ROOM 18' x 15'9

KITCHEN 15'9 x 7'9

DOWNSTAIRS W.C

LANDING

BEDROOM 13'3 x 9'2

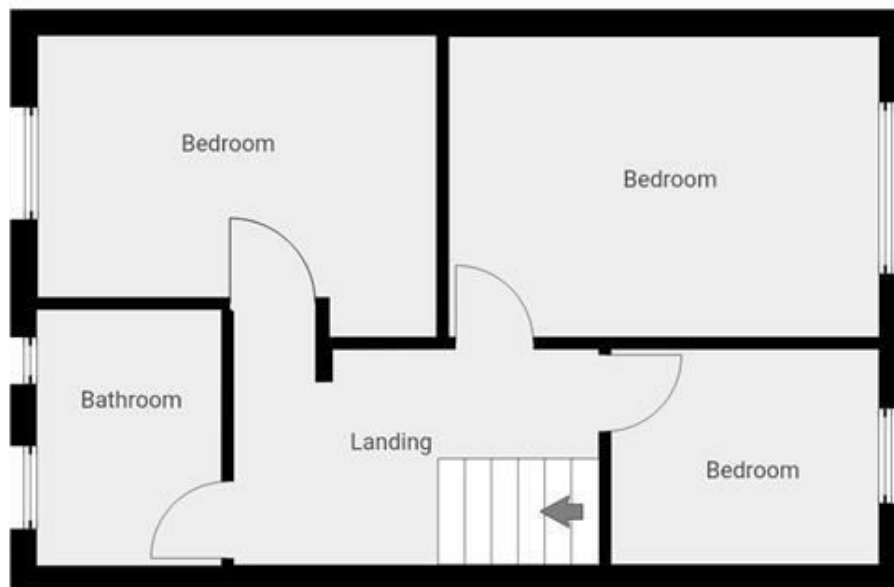
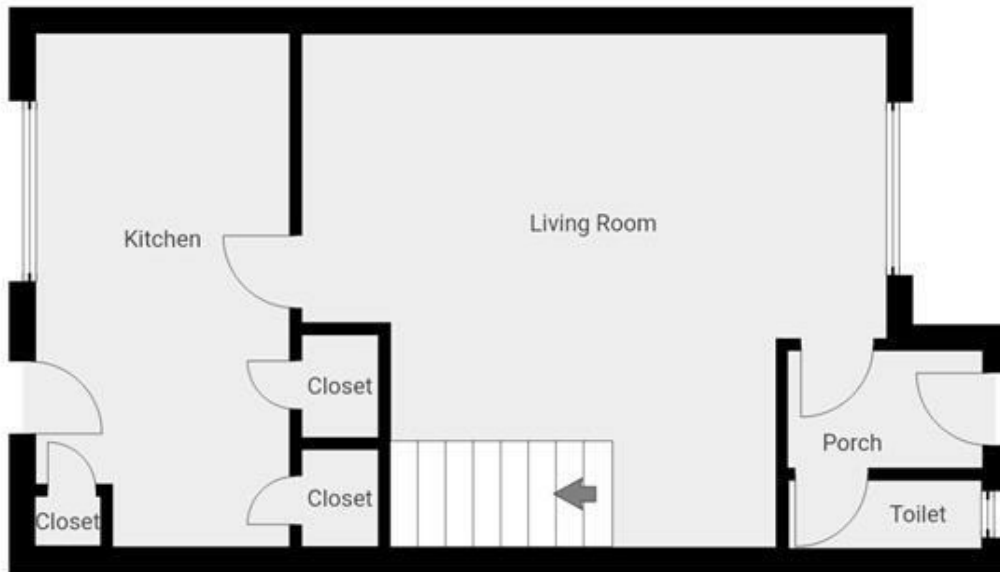
BEDROOM 12'3 x 9'3

BEDROOM 8'2 x 6'7

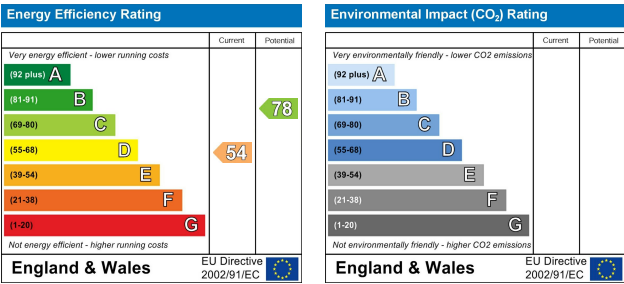
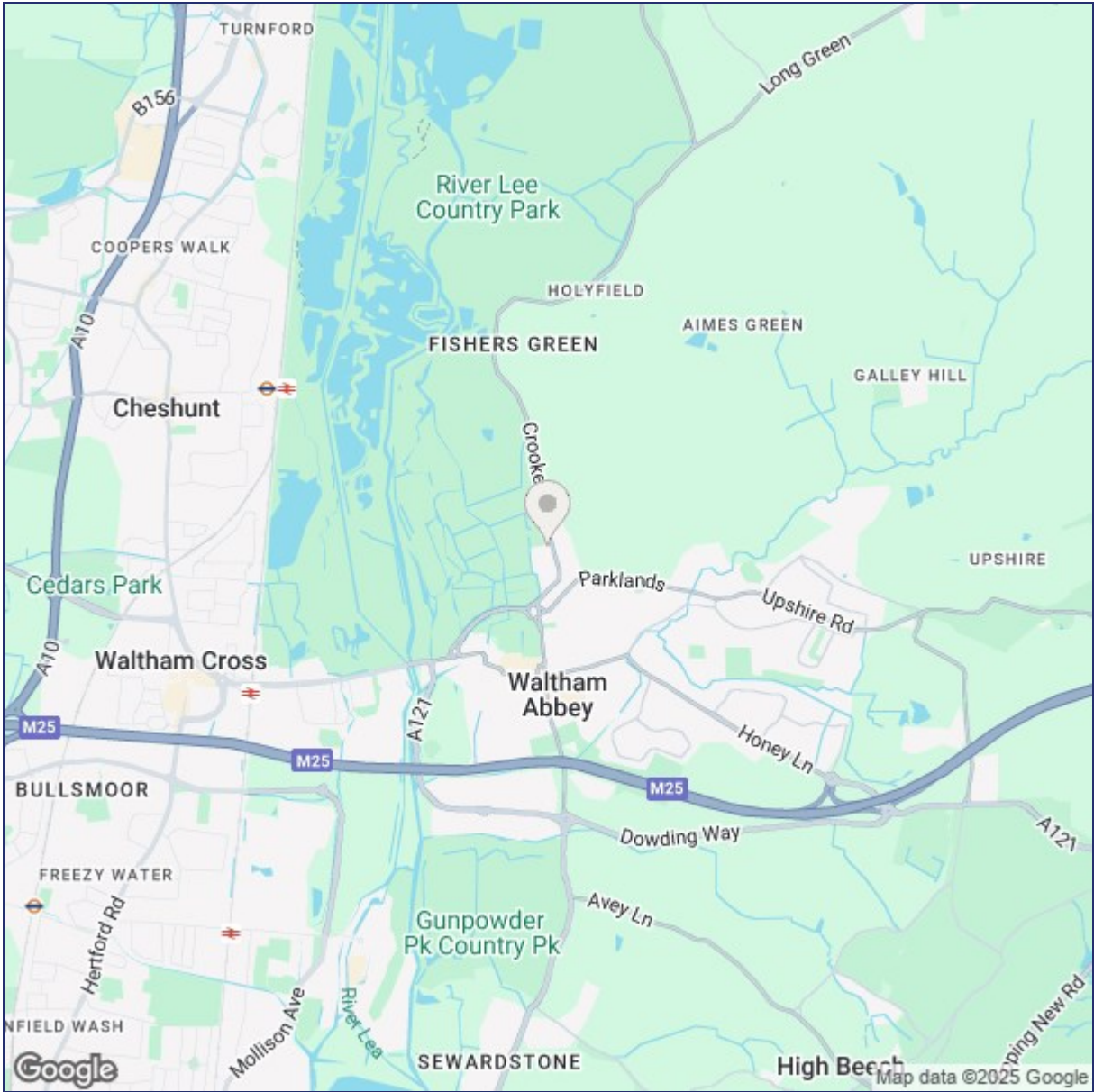
BATHROOM 7'10 x 5'8

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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



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