



Marle Gardens, EN9
2DZ
Waltham Abbey





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Kings Group present this 3 bedroom end of terrace townhouse in Marle Gardens, Waltham Abbey.

As you enter the property you will be greeted with the kitchen with base & eye level units, roll top work surfaces & tiled splashbacks. Also on the ground floor you will find a downstairs W.C.

Ascending to the first floor there is the living room with balcony and a bedroom. On the second floor there are two double bedrooms and a family bathroom.

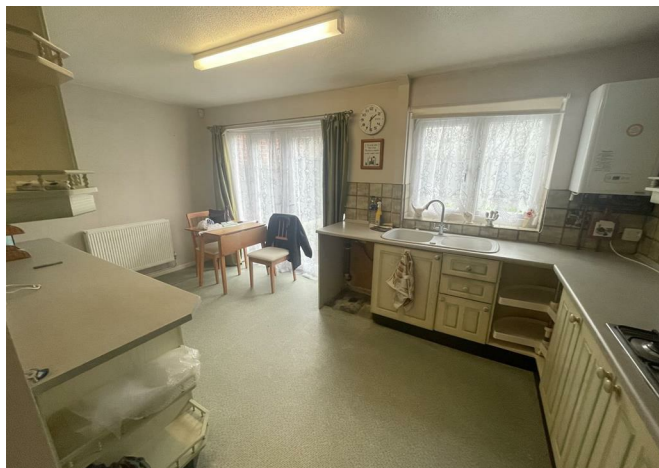
To the rear of the property there is a partially tiled partially laid to lawn garden. To the front of the property there is off street parking for two cars.

This property falls within the catchment area of exceptional local schools, making it an ideal choice for families seeking quality education. Moreover, its tranquil location in a quiet cul-de-sac adds to the overall appeal of the property. For commuters, the convenience of this home is unparalleled, with just a 5-minute drive to J26 of the M25 and a short 10-minute journey to Waltham Cross British Rail station, providing easy access to various destinations.

Freehold
Council Tax Band D
EPC TBC

Mobile (based on calls indoors)
O2 - Average
EE - Average

Offers In Excess Of £420 000



- FREEHOLD
- END OF TERRACE
- GARAGE
- DOUBLE GLAZING
- EPC TBC

- 3 BEDROOMS
- OFF STREET PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

HALL

KITCHEN 16'04" x 10'04" (4.98m x 3.15m)

LIVING ROOM 17'07" x 16'05" (5.36m x 5.00m)

BEDROOM 13'11" x 10'05" (4.24m x 3.18m)

BEDROOM 11'11" x 9'09" (3.63m x 2.97m)

BEDROOM 10'04" x 7'11" (3.15m x 2.41m)

BATHROOM 11'03" x 6'05" (3.43m x 1.96m)

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		
(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



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.

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