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Eastbrook Road, EN9
3AL
Waltham Abbey

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Kings Group Waltham Abbey is delighted to present this charming 2/3-bedroom terraced home to the market.

The ground floor features an entrance hallway leading to a cosy living room, complete with a bay window and fireplace. The separate dining room provides an excellent space for entertaining, while the kitchen boasts wood-effect base and eye-level units, roll-top work surfaces, and tiled splashbacks. A bathroom with a separate toilet completes the ground floor.

On the first floor, you'll find two well-proportioned double bedrooms and a fully tiled family bathroom with a modern three-piece white suite. The second floor offers a bright and airy loft room.

The rear of the property boasts a low-maintenance garden with a combination of block paving and artificial turf, as well as a garage with rear access. To the front, there is a quaint courtyard.

Located on the highly sought-after Eastbrook Road, this home is just a short stroll from Waltham Abbey's historic market town centre and its array of amenities. Conveniently, a nearby bus stop offers a direct route to Waltham Cross British Rail station in just 15 minutes, making it ideal for commuters. Situated on a peaceful no-through road, this property offers a quiet and desirable setting.

Don't miss out—contact Kings Group Waltham Abbey today to arrange a viewing!

Coverage
Mobile (based on calls indoors)

Offers In Excess Of £400,000



- FREEHOLD
- 2 RECEPTIONS
- DOWNSTAIRS W.C
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

- 2 BEDROOMS & LOFT ROOM
- 2 BATHROOMS
- PERIOD FEATURES
- COUNCIL TAX BAND C

HALL

LIVING ROOM 11'1 x 9'8 (3.38m x 2.95m)

DINING ROOM 13' x 10'11 (3.96m x 3.33m)

KITCHEN 10'11 x 7'11 (3.33m x 2.41m)

BATHROOM 7'10x 4'10 (2.39mx 1.47m)

TOILET 7'10 x 2'2 (2.39m x 0.66m)

1ST FLOOR LANDING

BEDROOM 11'4 x 11'1 (3.45m x 3.38m)

BEDROOM 14'4 x 7'11 (4.37m x 2.41m)

SHOWER ROOM 9'10 X 7'9

2ND FLOOR LANDING

LOFT ROOM 12'11 x 12'1 (3.94m x 3.68m)

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.

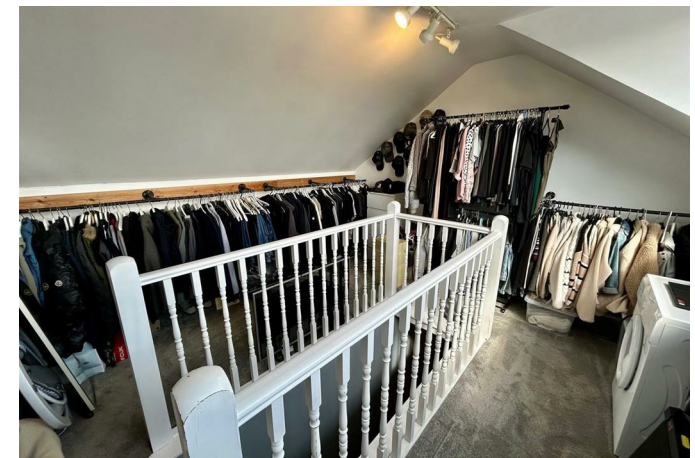
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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