

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

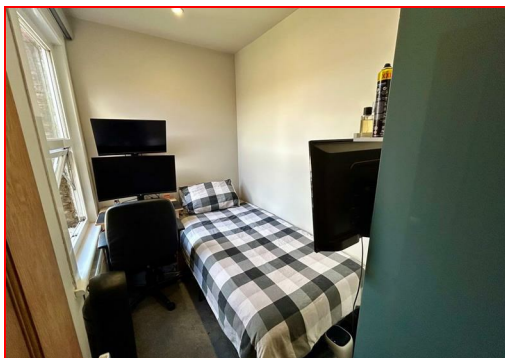
T: 01992 652006
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Rounton Road, EN9 3AP



Asking Price £425,000 Freehold



Kings Group – Waltham Abbey are delighted to present this four-bedroom end of terrace home located on the ever-popular Rounton Road. Perfectly positioned just a short walk from the historic Waltham Abbey town centre, this spacious property offers comfortable family living in a quiet no-through road.

The ground floor comprises a welcoming entrance hallway, a bright and airy living room that seamlessly flows into the dining area, and a modern kitchen featuring white gloss base and eye-level units, wooden worktops, and stylish tiled splashbacks. You'll also find a fully tiled family bathroom complete with a white three-piece suite.

Upstairs, the property boasts two generous double bedrooms, with the master benefiting from an en-suite WC, and two additional single bedrooms, ideal for family, guests, or home office use.

Externally, the low-maintenance rear garden is partly paved with an Astroturf lawn, a storage shed, and convenient side access. To the front, a small garden adds to the home's kerb appeal.

Situated within easy reach of local amenities and public transport links – including bus routes to Waltham Cross Station (just 15 minutes away) – this property is ideal for commuters and families alike. Enjoy the peace and quiet of a sought-after location, while staying connected to everything you need.

Call Kings Group on 01992 652 006 to arrange your viewing – early interest is advised to avoid disappointment!

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE HALL

LIVING ROOM 13'5 x 12'10

DINING ROOM 13' x 10'11

KITCHEN 10'11 x 7'11

FAMILY BATHROOM

LANDING

BEDROOM 12'2 x 11'1

TOILET

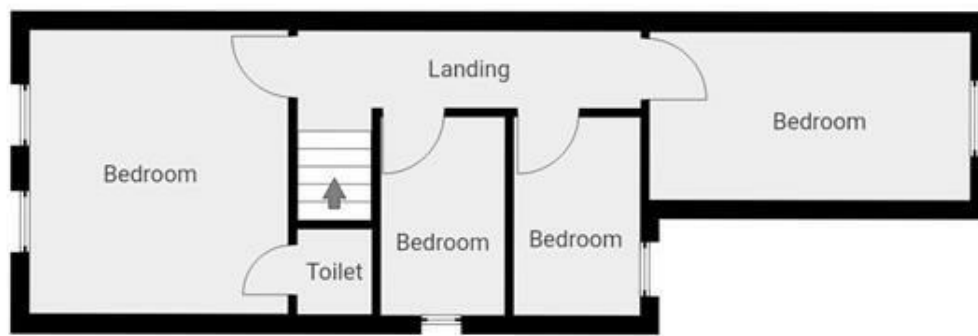
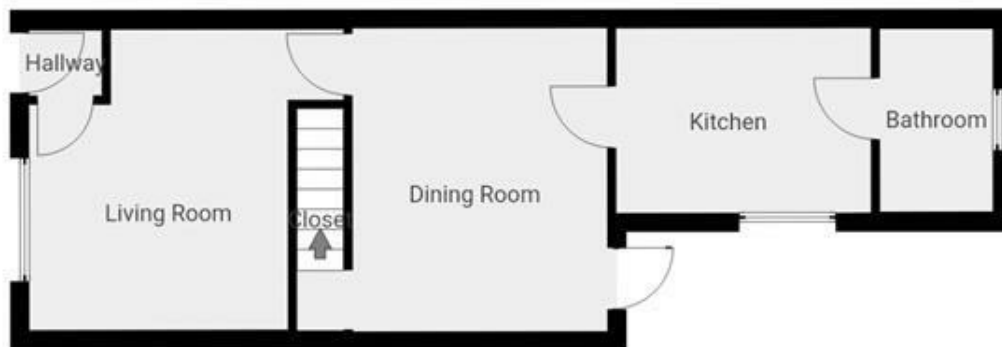
BEDROOM 13'9" x 7'1"

BEDROOM 8'6 x 5'5

BEDROOM 8'6 x 5'3

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



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

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.

