

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Avey Lane, EN9 3QH



Asking Price £885,000 Freehold



Kings Group are delighted to present this exceptional four-bedroom detached family home, offering spacious and versatile accommodation alongside standout outdoor features.

Upon entering, you're welcomed into a bright and inviting open-plan reception area — ideal for modern family living and entertaining. Beyond this, two additional reception rooms provide flexible spaces perfect for a formal lounge, cozy snug, home office, or children's playroom.

At the heart of the home is a generous kitchen, beautifully appointed with a Rangemaster cooker with extractor fan, a range of integrated appliances, and elegant tiled flooring. A convenient door leads directly out to the garden, enhancing the home's indoor-outdoor flow.

Practicality is key, with a ground floor shower room and WC — ideal for guests or freshening up after enjoying the garden's standout feature: a stunning private swimming pool. Framed by lush plants and shrubs, the pool area also boasts an extensive patio, perfect for outdoor dining, sunbathing, and entertaining during the warmer months.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, all served by a well-appointed family bathroom.

Additional benefits include two outhouses providing excellent storage or potential for a home gym, studio, or workshop. The front of the property offers ample off-street parking for multiple vehicles, along with a garage to the side which leads to a further garage at the rear of the property — ideal for storage, further parking, or potential conversion (STPP).

This property must be viewed to be fully appreciated.

Call 01992 652006 to arrange your viewing today.

Mobile (based on calls indoors)

O2 - Average

EE - Poor

Three - Poor

Vodafone - Average

Broadband (estimated speeds)

Standard 3 mbps

Superfast 80 mbps

Ultrafast -

Satellite & Cable TV Availability

BT

Sky

Virgin

PORCH 4'03 x 7'06

KITCHEN 19'01 x 13'03

LIVING ROOM 14'04 x 15'02

DINING ROOM 12'10 x 11'09

TOILET 5'10 x 2'10

SHOWER ROOM 2'06 x 9'04

SNUG 13'01 x 9'04

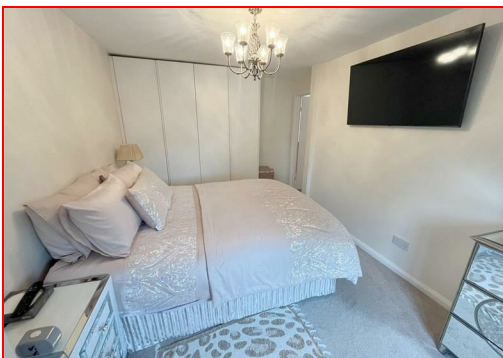
BEDROOM 9'07 x 11'04

BEDROOM 9'06 x 11'04

BEDROOM 9'11 x 15'02

BEDROOM 7'08 x 6'04

BATHROOM 10'05 x 7'05

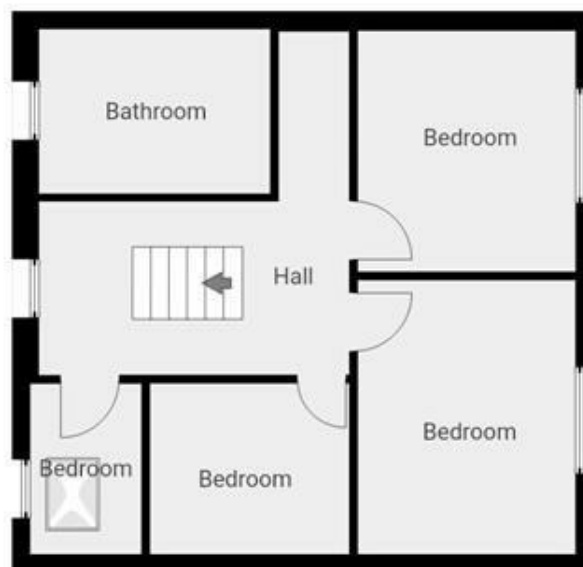


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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.

