



Downlands, EN9 1UH  
Waltham Abbey

**kings**  
GROUP



# Downlands, EN9 1UH

Kings are pleased to offer for sale this 3 bedroom semi detached home in this cul de sac position. On the ground floor boast a good size lounge leading into the spacious kitchen/breakfast room which features base and eye level units in wood trim with integrated oven hob and extractor fitted fridge freezer. There is also a delightful conservatory. Other features to include a ground floor wc , double glazed windows and gas central heating. To the first floor you have 3 bedrooms and the family fully tiled bathroom with jacuzzi style bath. The front exterior is mainly laid to lawn with bordering plants and shrubs with the rear being mainly paved with a garage at the rear.

This property must be viewed to be appreciated call now on 01992652006

Mobile (based on calls indoors)

O2 Good  
EE Average  
Three Average  
Vodafone Good

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 45 mbps  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability

BT  
Sky  
Virgin

## Offers In The Region Of £100 000



- 3 BEDROOM SEMI DETACHED HOME
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- FULLY TILED BATHROOM

- CONSERVATORY
- GARAGE
- DOUBLE GLAZED WINDOWS

**LIVING ROOM 16'01" x 14'05" (4.90m x 4.39m)**

**KITCHEN 16'01" x 8'06" (4.90m x 2.59m)**

**CONSERVATORY 13'09" x 6'09" (4.19m x 2.06m)**

**DOWNSTAIRS WC**

**BEDROOM 49'2" x 0'0" x 29'6" x 13'1" (15'00" x 9'04")**

**BEDROOM 9'06" x 7'05" (2.90m x 2.26m)**

**BEDROOM 9'06" x 6'11" (2.90m x 2.11m)**

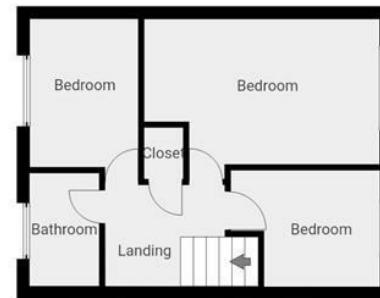
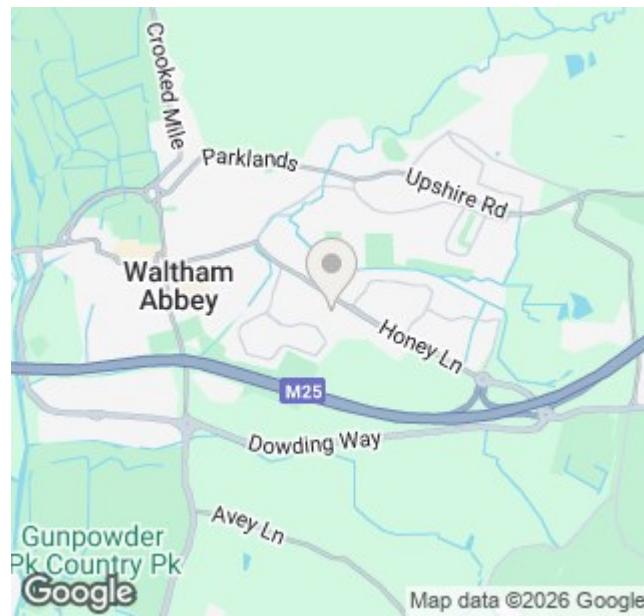
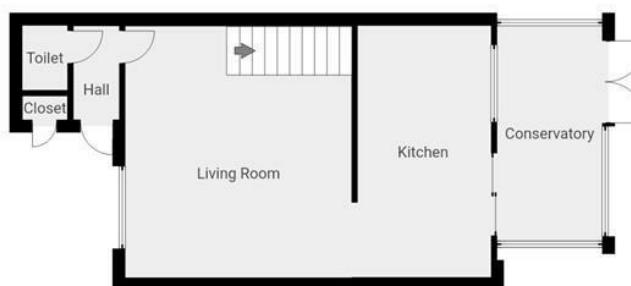
**BATHROOM 7'03" x 4'05" (2.21m x 1.35m)**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(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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