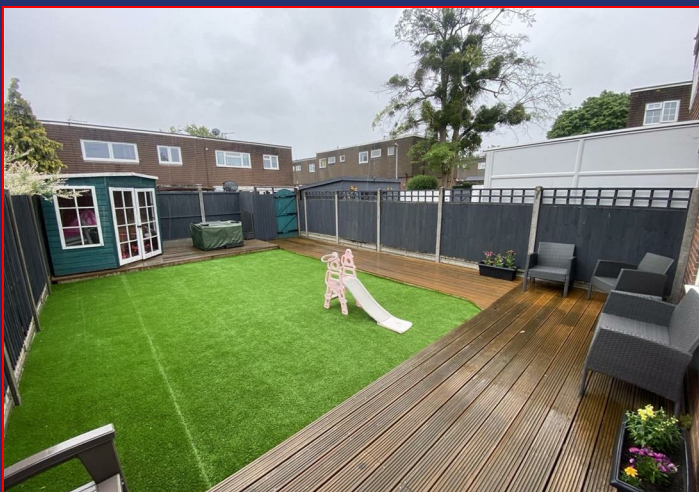


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Gant Court, EN9 3DY



Asking Price £375,000 Freehold



Kings Group are pleased to offer for sale this three-bedroom mid-terrace home, located in Waltham Abbey. The property has been improved by the current owners and may suit a range of buyers.

The ground floor includes an entrance hall with a study nook, a lounge, and a kitchen/diner fitted with white base and eye-level units, black worktops, and a built-in oven, hob, and extractor.

The first floor offers three bedrooms and a four-piece bathroom suite with tiling throughout, a bath, separate shower unit, WC, and basin.

The rear garden has a decked area, artificial grass, an outbuilding, and gated rear access. The front garden is laid to lawn.

Additional features include gas central heating and double glazed windows.

Only a 5 min drive from Waltham Abbey's historic market town centre and all the amenities it has to offer, The property is just a short walk to the nearest bus stop that will take you to Waltham Cross British Rail station or Loughton Tube station in just 15 mins.

To arrange a viewing, call Kings Group on 01992 652 006.

Mobile (based on calls indoors)

O2 - Good

EE - Average

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 13'05 x 12'02

KITCHEN/DINER 6'09 x 19'04

MASTER BEDROOM 10'07 x 9'07

BEDROOM TWO 10'01 x 8'09

BEDROOM THREE 7'01 x 10'01

BATHROOM 5'06 x 5'10

DISCLAIMER

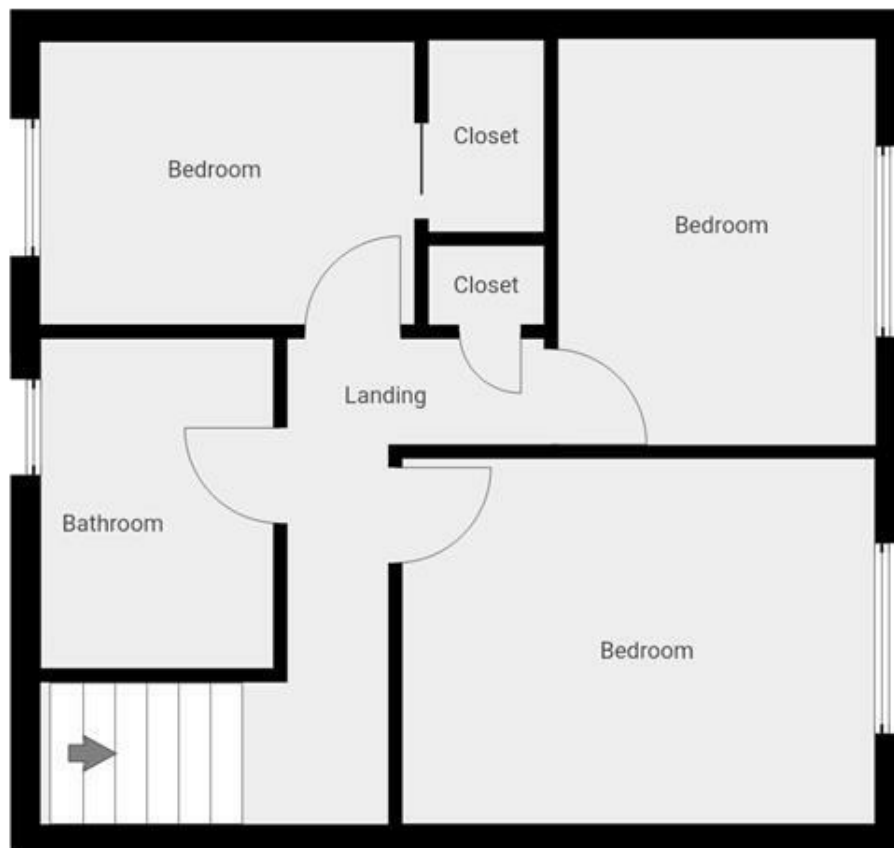
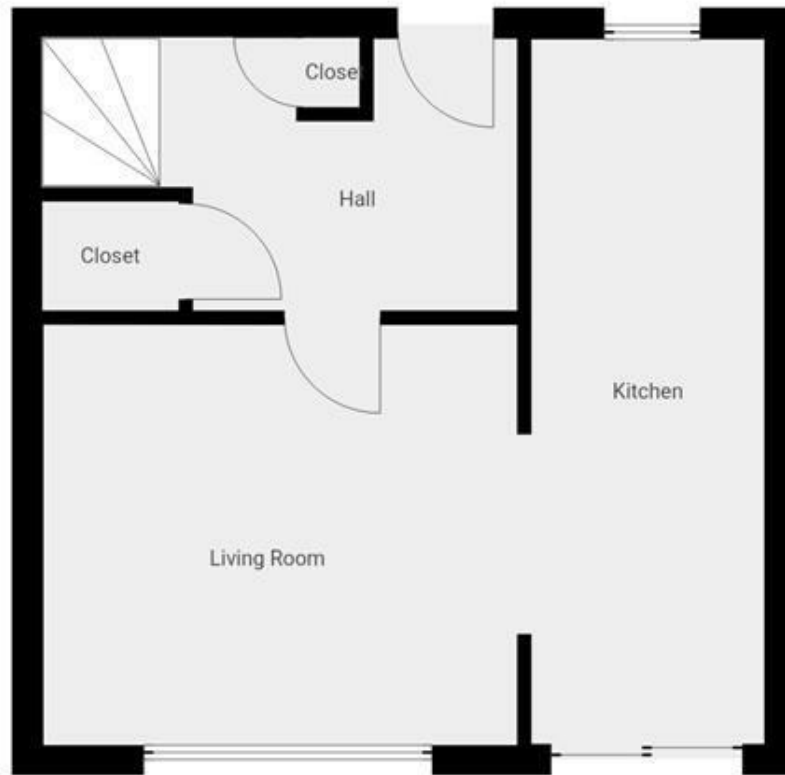
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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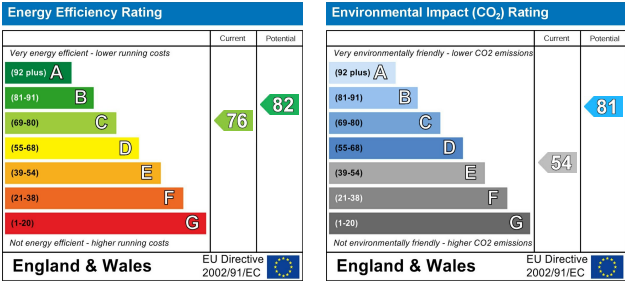
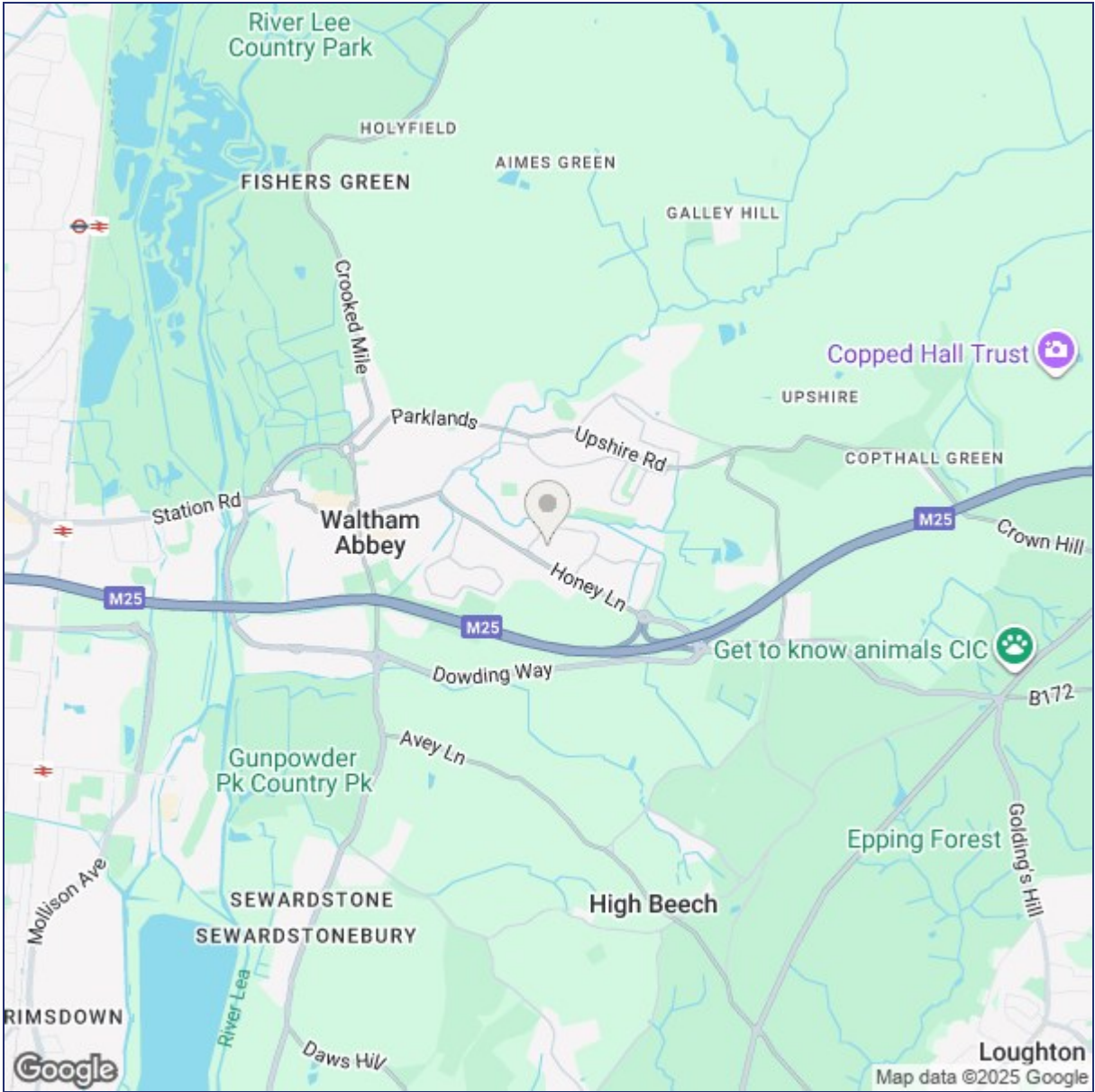
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