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www.kings-group.net



Quendon Drive, EN9 1LG



Asking Price £475,000 Freehold



Kings are thrilled to present this three-bedroom home positioned in one of Waltham Abbey's most sought-after locations. Offering potential to extend SSTP, this property is ideal for anyone looking to create their dream home.

Inside, you'll find two reception rooms and a kitchen with an adjoining utility area. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

At the front & rear of the property is a laid to lawn gardens, providing an outdoor space. Other features include a garage en-bloc for additional storage or secure parking.

Book your viewing today! Call 01992 065 2006 to avoid disappointment.

Mobile (based on calls indoors)

O2 Average

EE Average

Three Average

Vodafone Average

Broadband (estimated speeds)

Standard 7 mbps

Superfast -

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALLWAY

LIVING ROOM 12'2 x 12'3

DINNING ROOM 10'3 x 12'3

KITCHEN 15'6 x 6'8

UTILITY 8'4 x 12'3

BEDROOM ONE 8'9 x 12'4

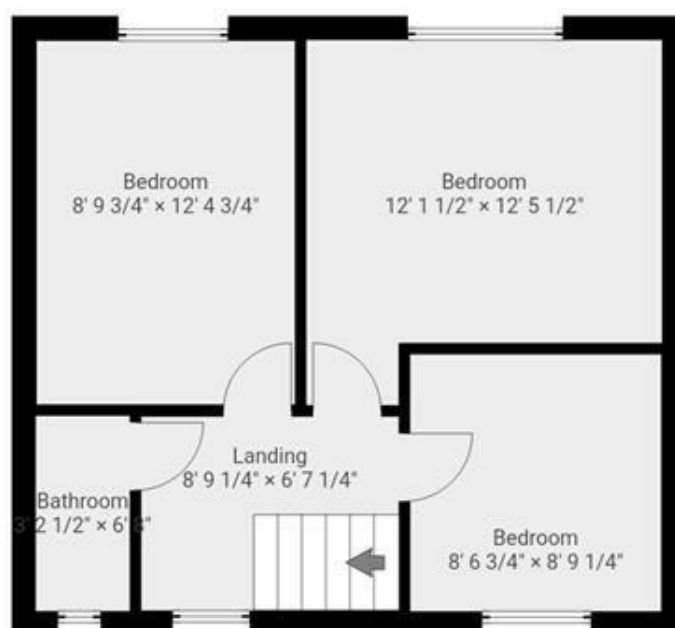
BEDROOM TWO 12'1 x 12'5

BEDROOM THREE 5'6 x 8'9

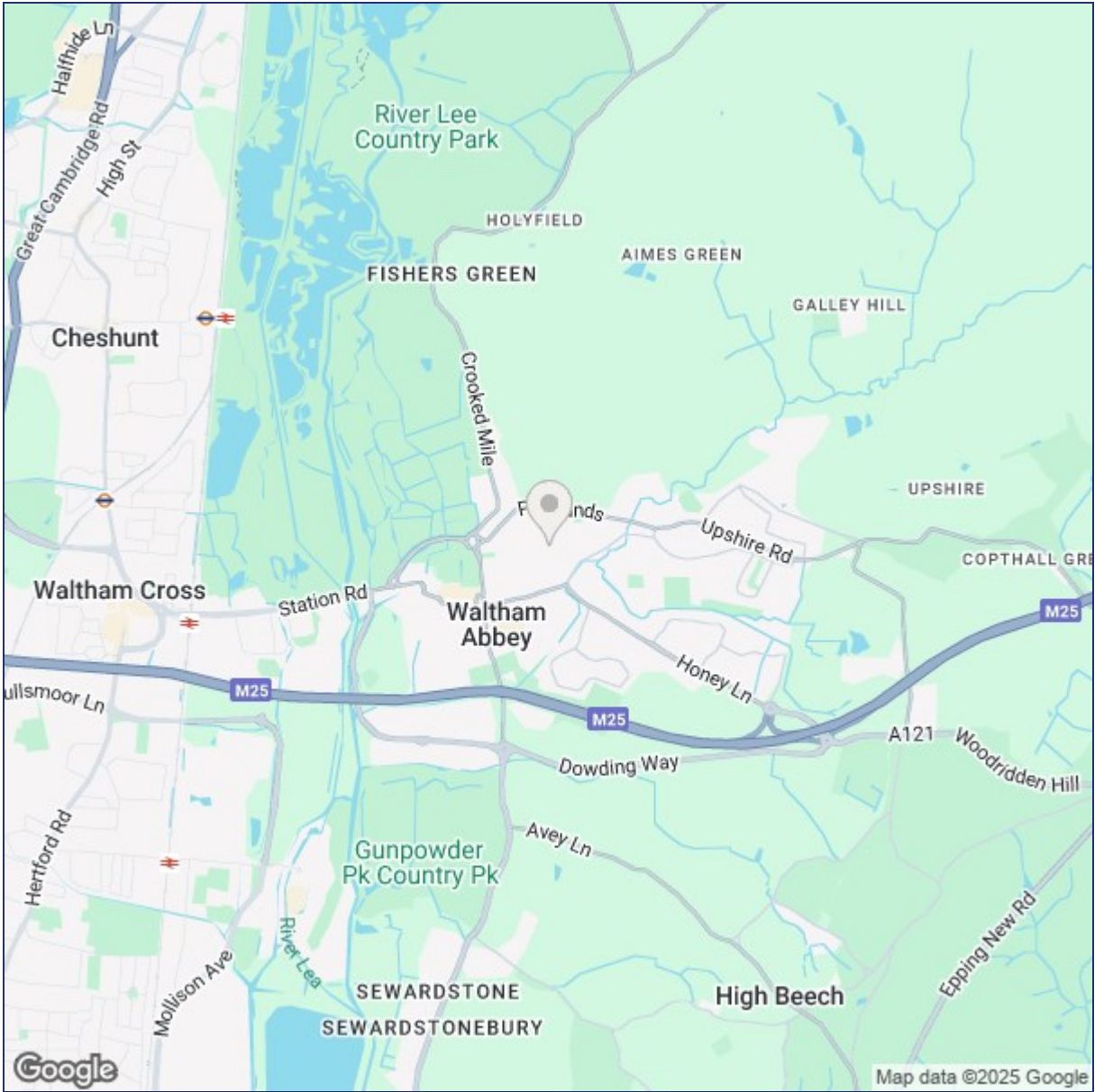
BATHROOM 3'2 x 6'8

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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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”).

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