

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Theydon Court, EN9 3HY



Offers In Excess Of £375,000 Freehold



Kings Group are pleased to offer for sale this three-bedroom mid-terrace property, located in Waltham Abbey. The current owners have provided a solid base, offering an excellent opportunity for a buyer to personalise and enhance the home to their own taste.

The ground floor features an open-plan layout, comprising a lounge and a kitchen fitted with white base and eye-level units, black cork worktop and a breakfast bar/island, providing a versatile and practical living.

The first floor comprises three bedrooms and a three-piece family bathroom with a bath.

Externally, the property offers a paved and pebbled rear garden with an outbuilding and gated rear access. The front garden is paved, providing a low-maintenance approach to the property.

Additional benefits include gas central heating and double-glazed windows throughout.

The property is conveniently located within walking distance of a bus stop with services to Waltham Cross British Rail station and Loughton Tube station, both approximately 15 minutes away.

Call Kings Group on 01992 652 006 to book your viewing – don't miss out!



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

Broadband (estimated speeds)
Standard 2 mbps
Superfast 53 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 14'8 x 11'3

KITCHEN 20'11 x 6'10

DINING ROOM 17'11 x 6'5

LANDING

BEDROOM

BEDROOM 13'10 x 8'1

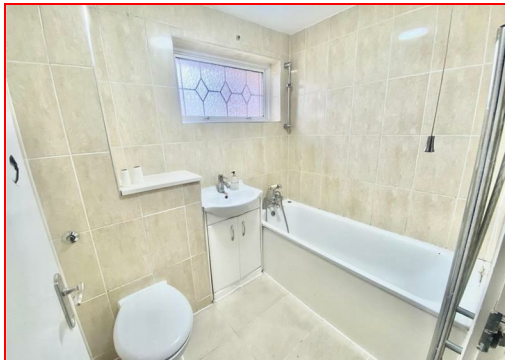
BEDROOM 11'8 x 9'5

BEDROOM 13'10 x 5'10

BATHROOM

DISCLAIMER

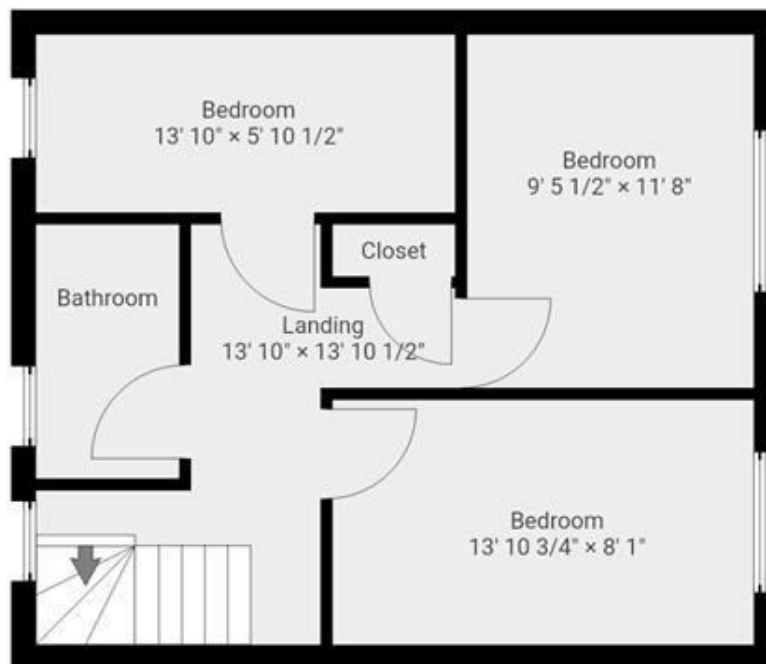
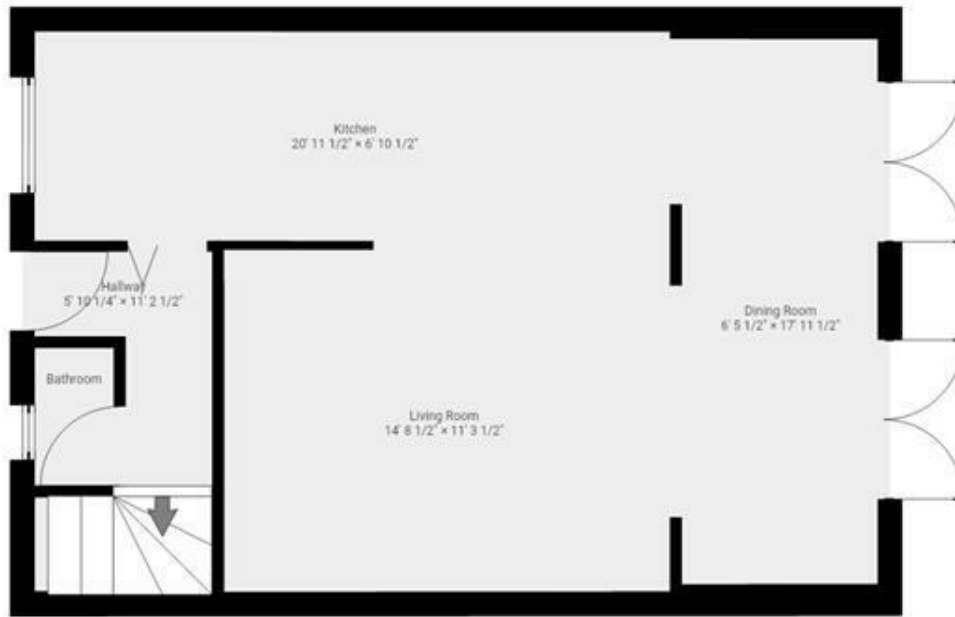
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



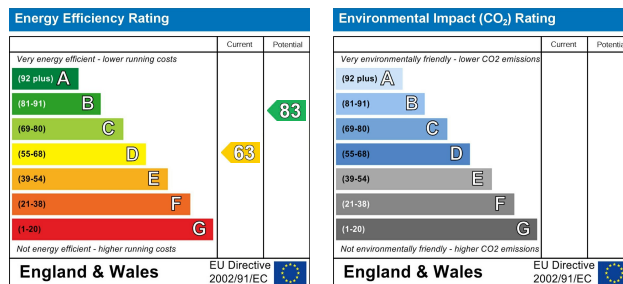
8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("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.

