

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



Parvills, EN9 1QG



Asking Price £435,000 Freehold



Kings Group Waltham Abbey present this three-bedroom terraced property to the market. The ground floor offers a 17'8 x 11'4 living room, a separate dining room and a fitted kitchen comprising base and eye-level units, roll-top work surfaces and tiled splashbacks, with ample space for appliances and a range cooker. The accommodation is further complemented by a bright and airy conservatory providing additional living space.

The first floor comprises three double bedrooms, a shower room and a partially tiled family bathroom fitted with a three-piece white suite.

Externally, the rear of the property features a low-maintenance paved garden with rear access, while the front provides off-street parking for two vehicles. Additional features include solid oak flooring throughout the ground floor, triple glazing and gas central heating.

The property is located on Parvills in Waltham Abbey, a predominantly residential area characterised by established terraces and a mix of owner-occupied homes. Local amenities including shops, supermarkets, parks and a selection of well-regarded primary and secondary schools are within easy reach in the town centre, and regular bus services connect the area to neighbouring towns and transport links. Waltham Abbey offers a balance of convenience and community living, with green spaces, historic features and everyday facilities close by.

#### Coverage

Mobile (based on calls indoors)

O2- Good

EE - Average

Three - Average

Vodafone - Average

#### Broadband (estimated speeds)

Standard 25 mbps

Superfast -

Ultrafast 1000 mbps

#### Satellite & Cable TV Availability

BT

Sky

Virgin

#### HALL

**LIVING ROOM 17' x 11'4**

**DINING ROOM 13'9 x 8'9**

**KITCHEN 13'9 x 8'**

**CONSERVATORY 17' x 14'**

#### LANDING

**BEDROOM 12'8 x 10'5**

**BEDROOM 14'3 x 8'11**

**BEDROOM 14'3 x 8'5**

#### SHOWER ROOM

**BATHROOM 11'5 x 4'8**

#### 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.

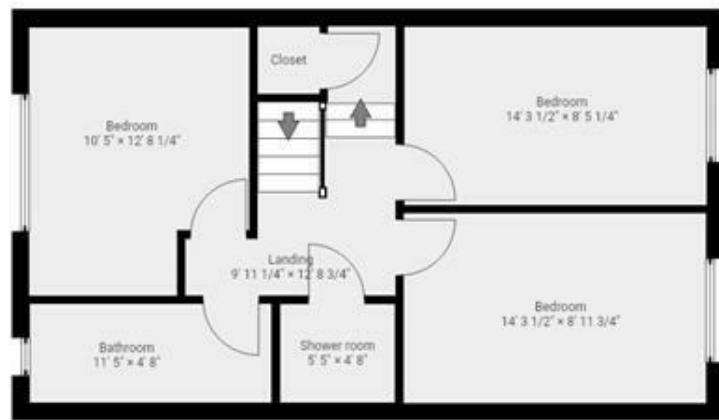
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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 WHATEVER IN RELATION TO THIS PROPERTY.



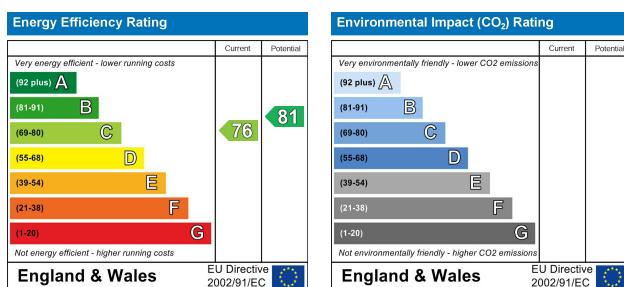
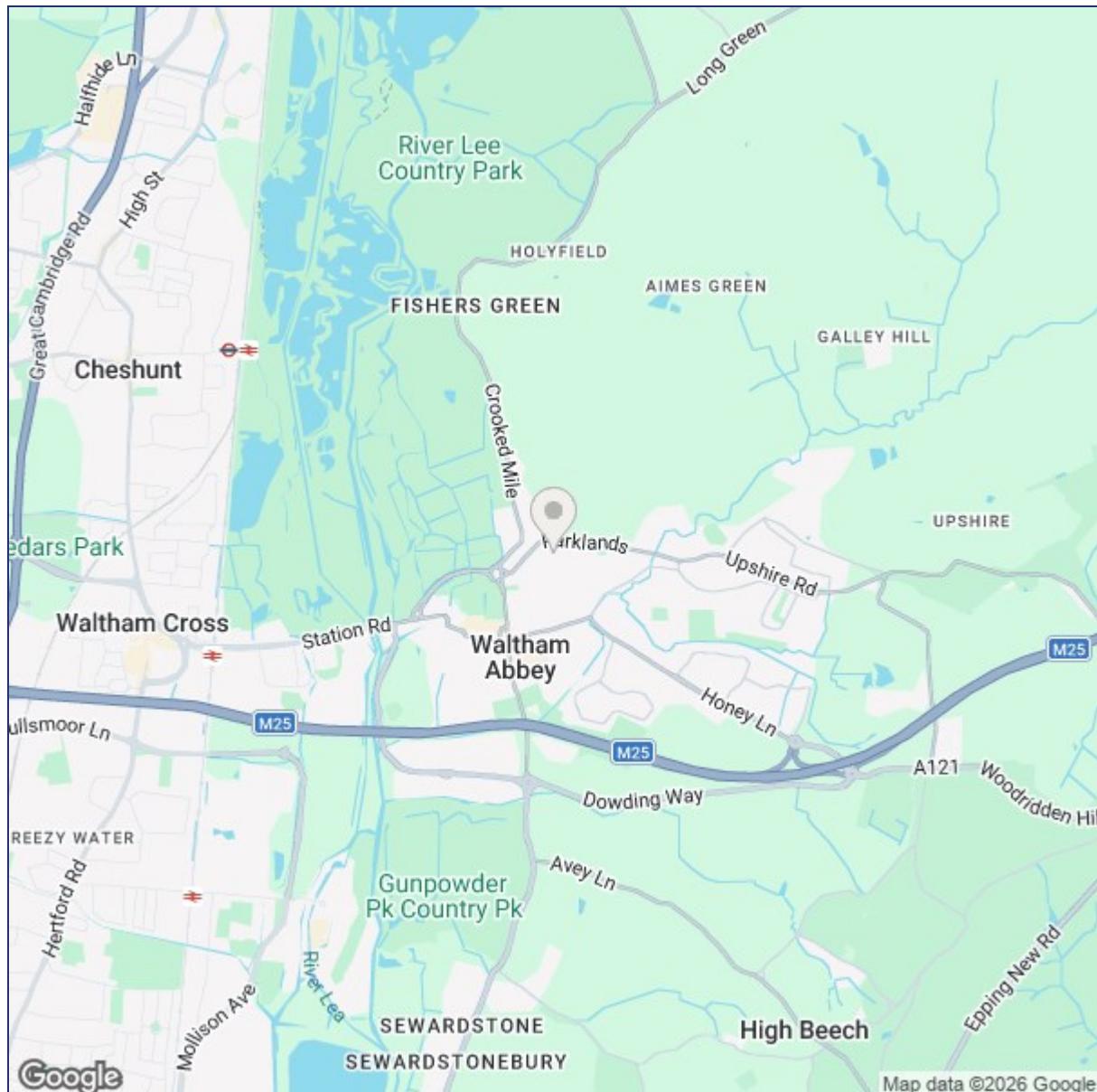
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(“These details are correct at time of going to press”).

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The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

