8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

# Hill House, EN9 3EL








## Asking Price £190,000 Leasehold











CHAIN FREE!!! 3 BEDROOM FLAT!!! Kings of Waltham Abbey are delighted to offer this rare to the market three bedroom flat to the market. Upon entering the property you are greeted by a good size hallway. The flat itself consists for two spacious double bedrooms, with bedroom one offering built in storage, bedroom three is also a fantastic size. The kitchen is finished with base and eye level units and roll top work surfaces. You also have the added bonus of big pantry space which could quite easily be utilised as a utility space. The living room/diner is bright and airy opening out onto the private terrace space. This property was previously let out and in need of a cosmetic overhaul, but offers the space of a three bedroom house at the price of a flat. Situated in a quiet area of Waltham Abbey with amenities on your doorstep and ample ample parking in the surrounding area. Being just 5 min drive to J26 of the M25 or 10 mins to Waltham Cross British Rail station, you are perfectly located for commuting. The property also falls into the catchment area for some superb local schools. The current owner has recently installed a new boiler and the property is fully gas central heated and double glazed. Perfect for first time buyers or investors, this property really must be seen to be fully appreciated. Call 01992 652 006 to arrange your viewing and avoid disappointment.

**HALL**

**LIVING ROOM 17'6 x 14'3**

**BATHROOM 5'5 x 5'4**

**TOILET 5'5 x 3'4**

**KITCHEN 13'5 x 5'8**

**PANTRY 5'8 x 3'9**

**BEDROOM ONE 17'4 x 8'5**

**BEDROOM TWO 13'2 x 8'5**

**BEDROOM THREE 8'5 x 8'5**

**TERRACE 17'8 x 17'8**

**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.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

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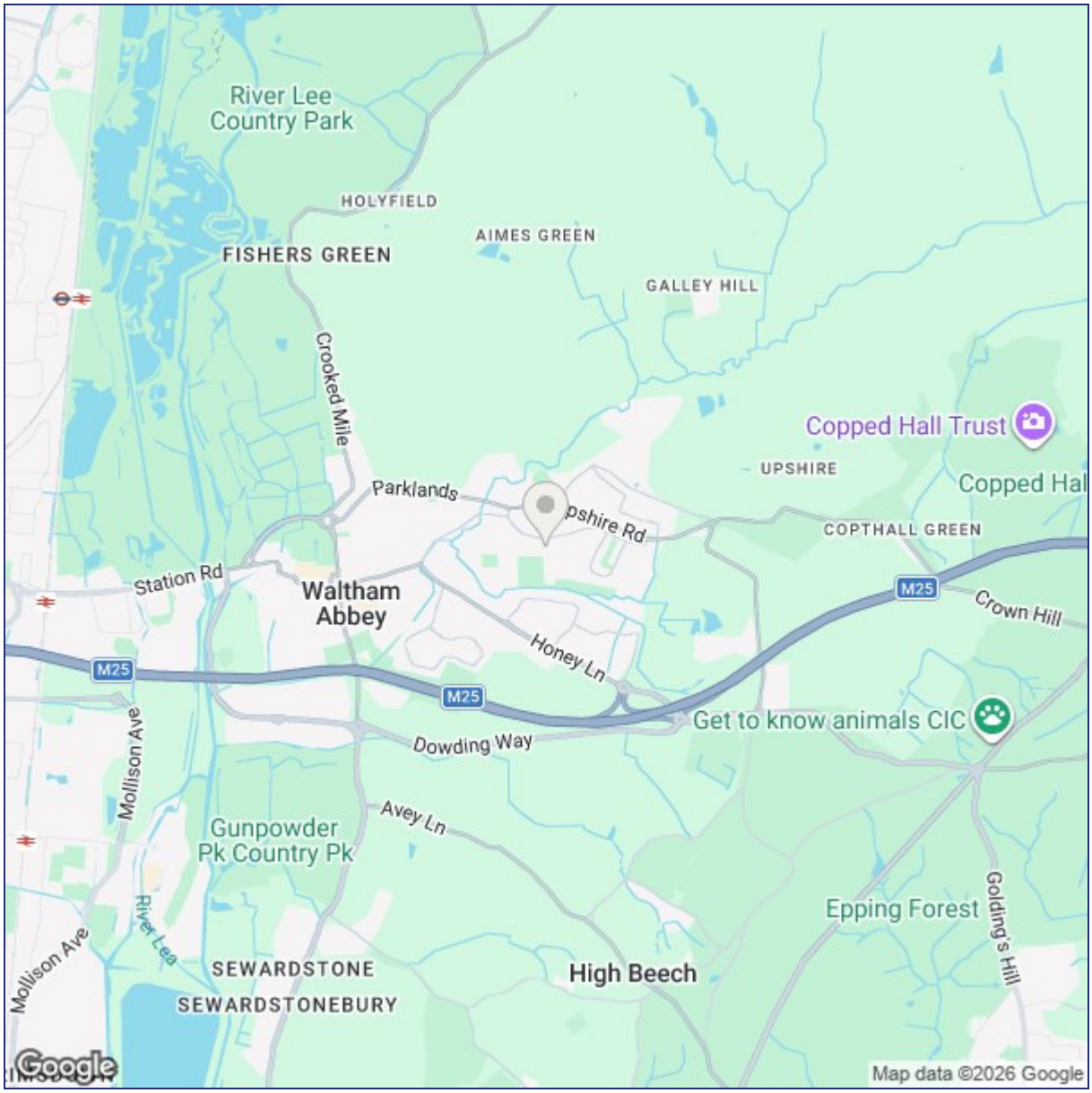
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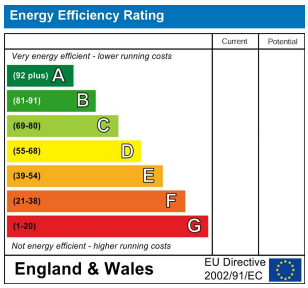


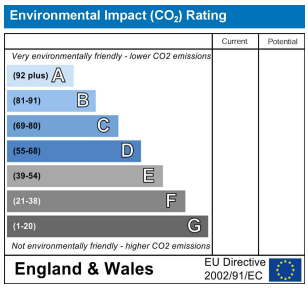

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("These details are correct at time of going to press").

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