

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Thaxted Way, EN9 1LQ



**Asking Price £460,000 Freehold**

\*\*\* CHAIN FREE \*\*\*

Kings Group Waltham Abbey present this three-bedroom semi-detached property, situated on Thaxted Way, a well-regarded residential road just off Monkswood Avenue.

The ground floor provides a practical layout comprising a front-facing lounge, a kitchen/diner to the rear, and a separate W.C. The arrangement offers functional living space suitable for a range of buyers.

To the first floor are three bedrooms and a family bathroom, providing balanced accommodation across the property.

Externally, the property includes off-street parking for two to three vehicles to the front, a rear garden of good size, and side access.

Located within easy reach of Waltham Abbey town centre, the property benefits from local shops, schools, and transport links. The area also provides access to green spaces and woodland walks, making it convenient for everyday needs and leisure.

The property requires a degree of modernisation, offering scope for improvement, and is available to the market with no onward chain.

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

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast -  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 12'10" x 12'10"**

**KITCHEN DINER 10'3" x 8'9"**

**DOWNSTAIRS W.C**

#### LANDING

**BEDROOM 12'11" x 12'5"**

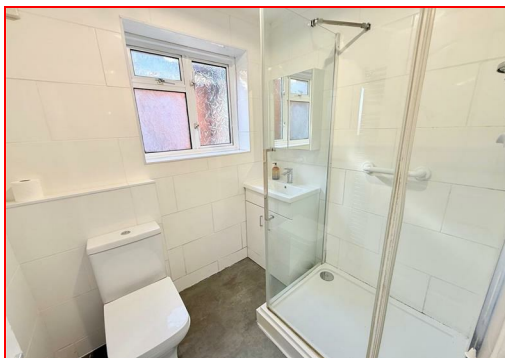
**BEDROOM 12'10" x 10'9"**

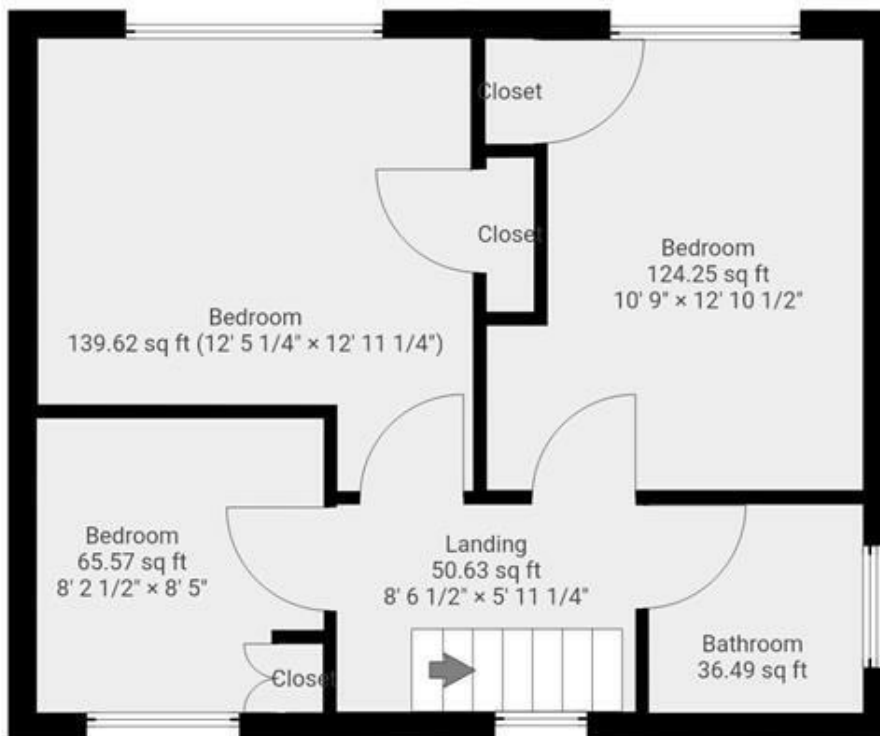
**BEDROOM 8'5" x 8'2"**

#### BATHROOM

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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.
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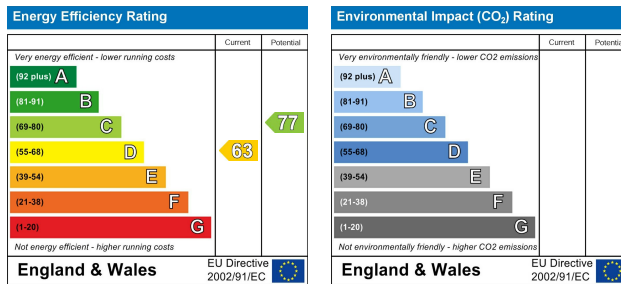


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("These details are correct at time of going to press").

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