

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Heather Gardens, EN9 3YF



Offers In Excess Of £565,000 Freehold



Kings Group is pleased to offer for sale this three-bedroom link-detached house in Heather Gardens, Waltham Abbey. The property is offered chain-free and has been refurbished throughout. It is situated seconds away from Gunpowder Park (Lee Valley Park) and is located close to Waltham Abbey town centre.

The ground floor consists of an entrance hall, a lounge, a downstairs cloakroom, and a kitchen/diner which boasts white gloss units and integrated appliances. To the first floor, there are three bedrooms and a family bathroom, with the primary bedroom featuring an en-suite. The property is also double glazed and has gas central heating.

Externally, the property includes a private rear garden, a single garage, and a driveway for off-road parking. The location provides access to local shops, schools, and transport links, combining proximity to the town centre with immediate access to the Lee Valley's green spaces.

Mobile (based on calls indoors)

O2 Average

EE Average

Three Average

Vodafone Average

Broadband (estimated speeds)

Standard 6 mbps

Superfast 79 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

HALLWAY

LIVING ROOM 13'5 x 13'5

KITCHEN 17'00 x 9'3

DOWNSTAIRS W.C

BEDROOM 9'7 x 9'6

EN-SUITE

BEDROOM 10'9 x 9'6

BEDROOM 7'4 x 6'7

BATHROOM 8'6 x 8'7

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.

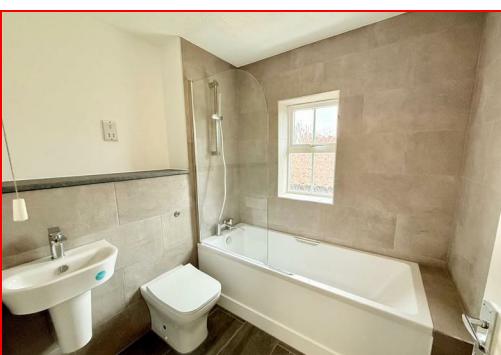
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 may be used to include furnishings and augmentation of images

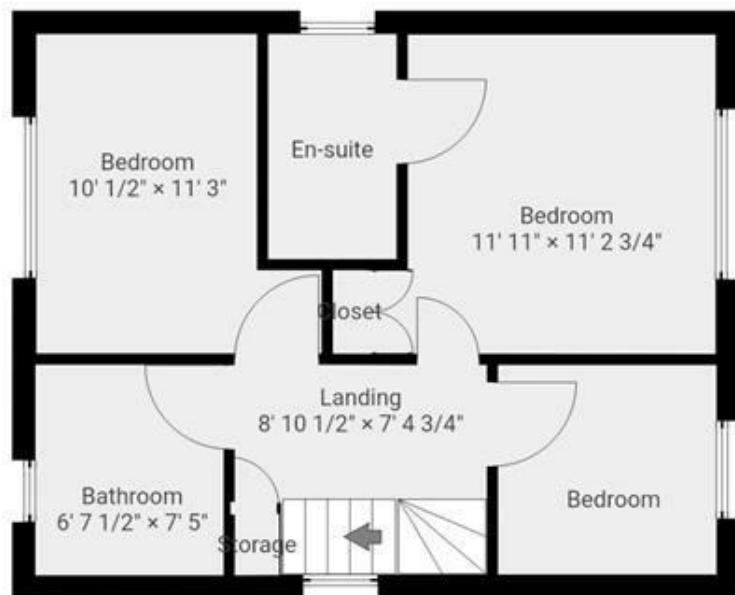


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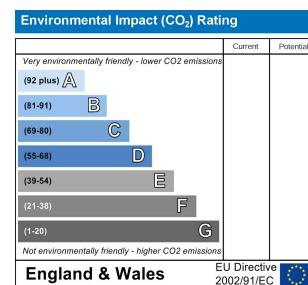
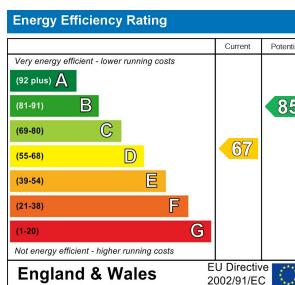
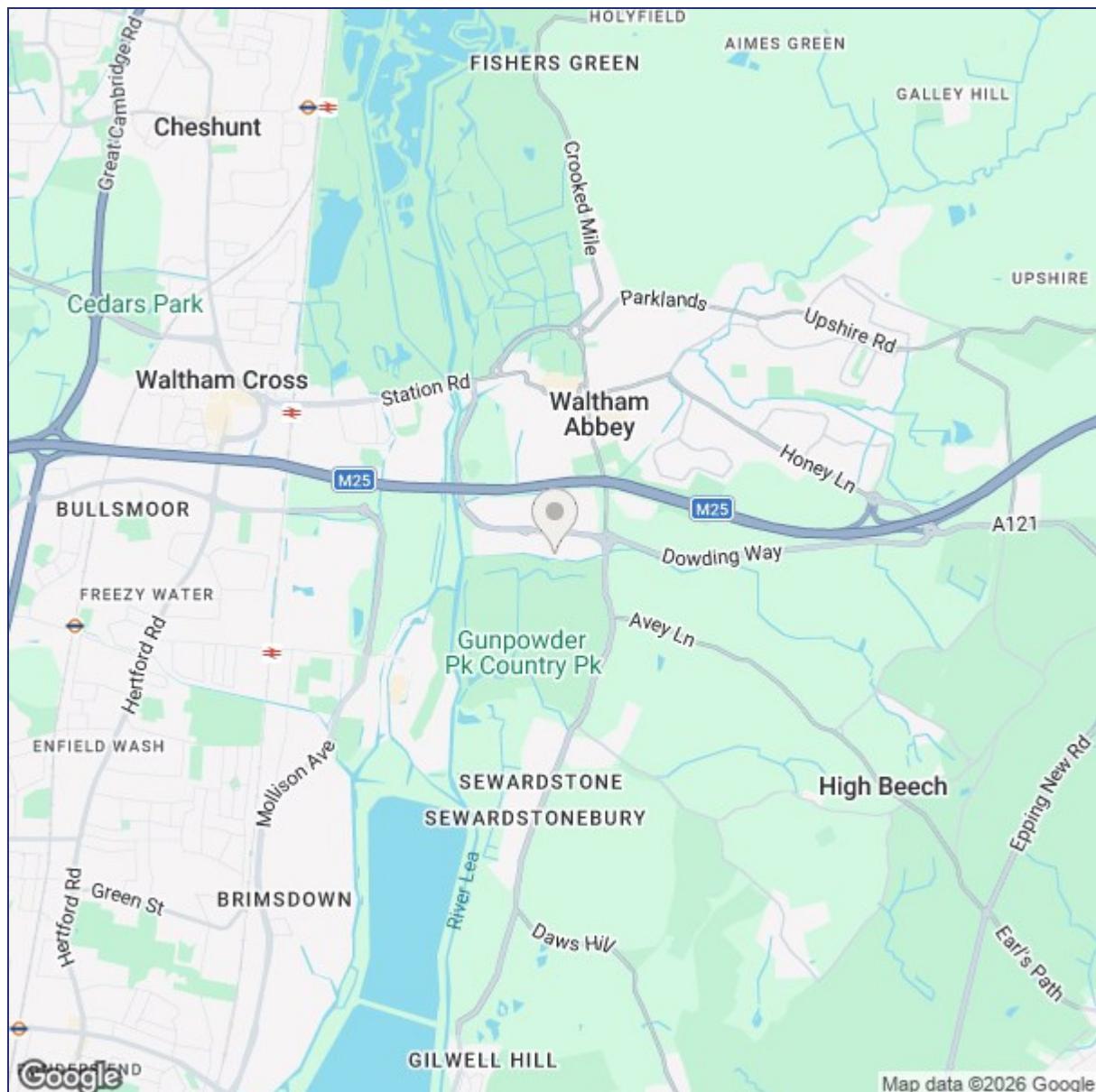


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(“These details are correct at time of going to press”).

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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.

