

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Galley Hill, EN9 2AS



**Asking Price £55,000 Freehold**

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

Kings Group Waltham Abbey present this one bedroom mobile home.. The accommodation comprises an entrance hallway leading to a living room. The kitchen is fitted with neutral-tone base and eye level units, integrated appliances, roll top work surfaces and matching splashbacks.

The property includes a double bedroom with fitted wardrobes and a bathroom featuring a white three piece suite. Externally, the home benefits from its own plot, providing outdoor space suitable for seasonal use. Additional features include double glazing, Calor gas heating and allocated parking.

Situated at Southside, Galley Hill in Waltham Abbey, the property is set within an established residential area with access to local amenities and services within the town centre. Waltham Abbey offers a range of shops, healthcare facilities and leisure options, along with nearby green spaces. Transport links provide access to surrounding towns and routes towards London and the M25.

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

Broadband (estimated speeds)  
Standard 2 mbps  
Superfast 80 mbps  
Ultrafast -

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

**LIVING ROOM 13'0 x 9'11**

**KITCHEN 9'9 x 6'6**

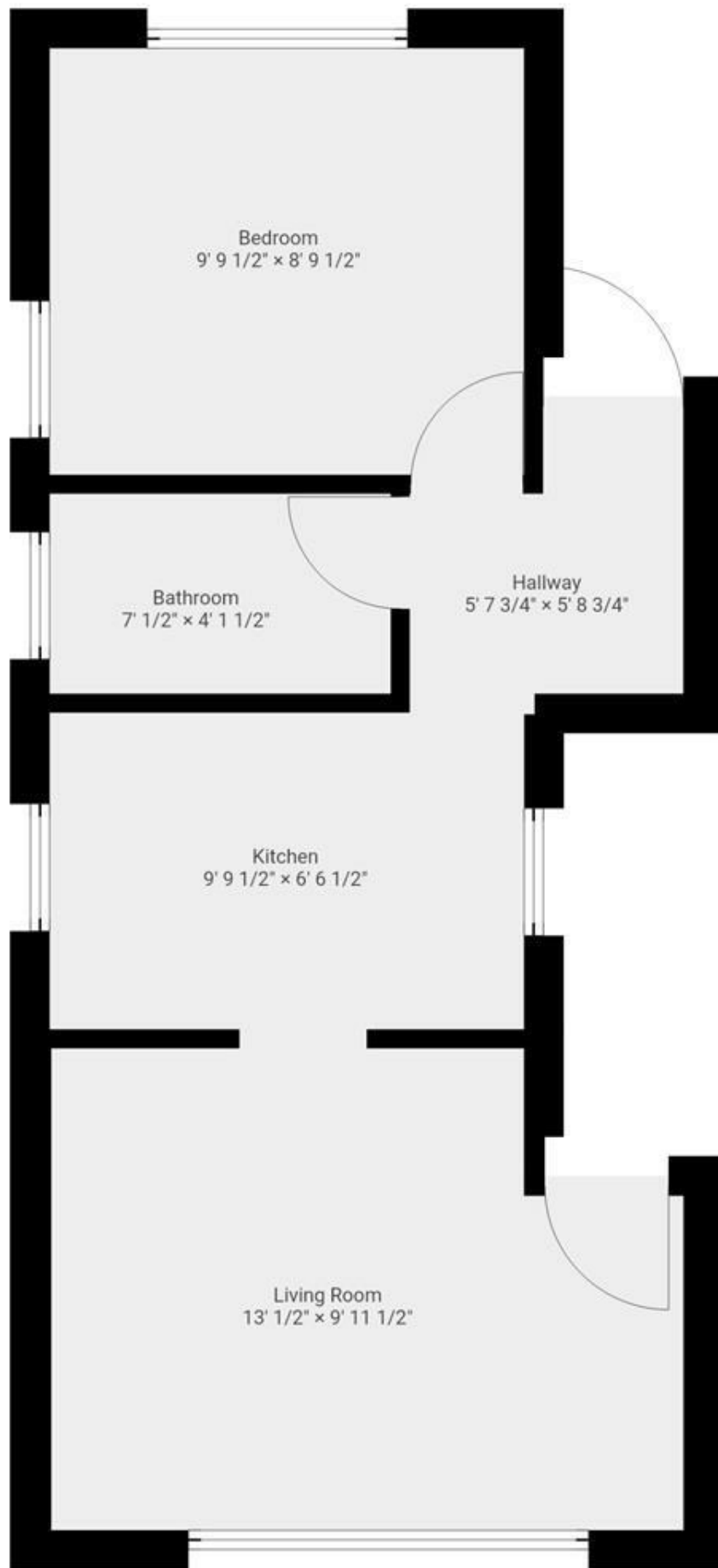
**BEDROOM 9'9 x 8'9**

**BATHROOM 7' x 4'1**

#### 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.
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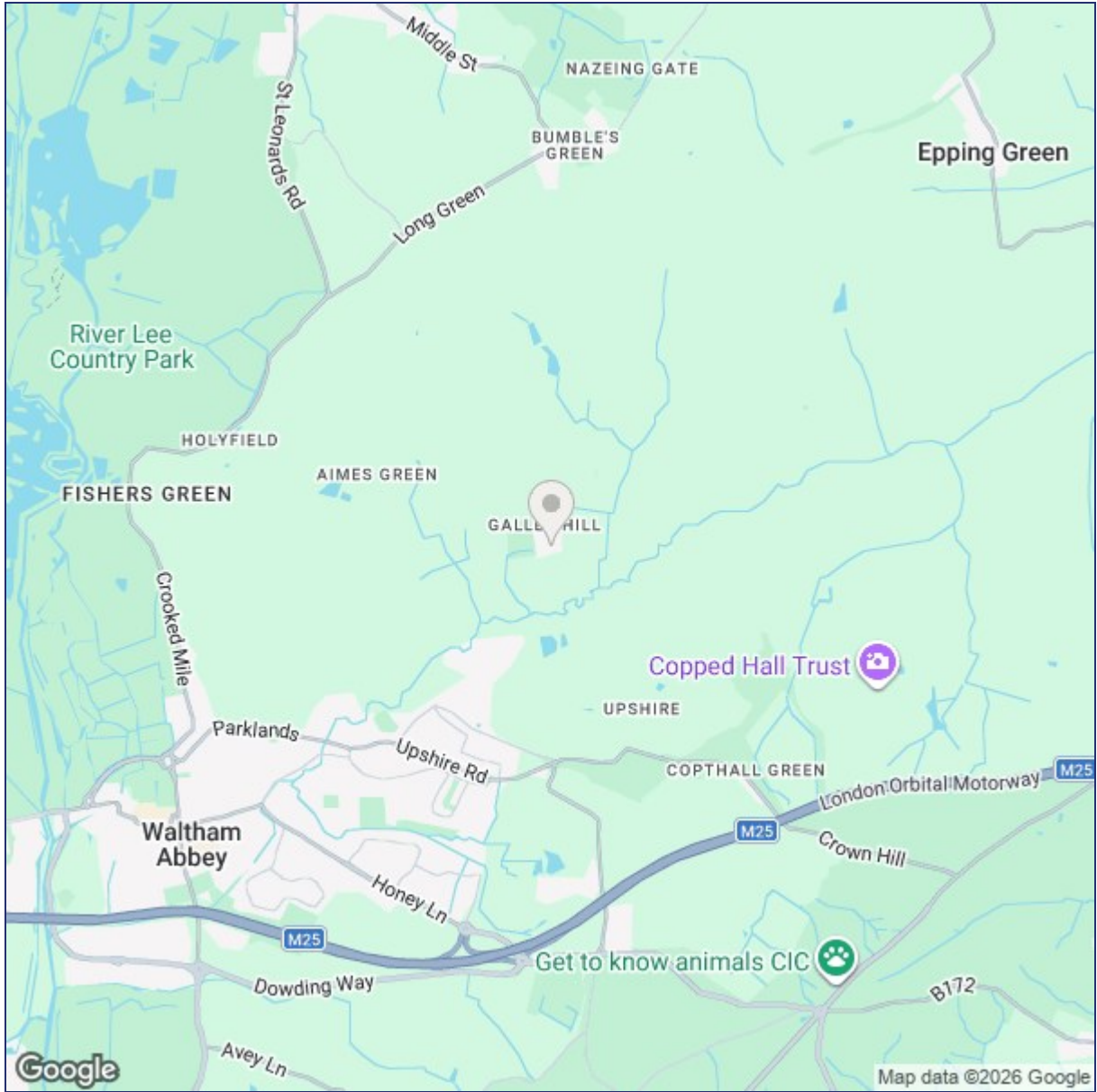


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

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

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