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**Pick Hill, EN9 3LD**



**Asking Price £540,000 Freehold**

## CHAIN FREE | THREE-BEDROOM SEMI-DETACHED BUNGALOW

This three-bedroom semi-detached bungalow offers spacious and versatile accommodation arranged across a single level, making it suitable for a variety of living requirements. The property comprises three well-proportioned bedrooms, two reception rooms, a kitchen, and bathroom facilities, with a practical layout that provides flexibility for both family living and those seeking additional reception or workspace.

Externally, the property benefits from a private rear garden and off-street parking to the front for up to three vehicles. The outdoor space provides ample room for gardening, entertaining, or general family use.

Situated within the established Pick Hill area of Waltham Abbey, the property is conveniently positioned for access to local amenities, schools, and transport links. Waltham Abbey town centre offers a range of shops, restaurants, and everyday services, while nearby road connections, including the M25, provide access to surrounding areas. Rail services from nearby stations offer direct links into London and beyond.

The property presents an opportunity to acquire a well-positioned bungalow in a popular residential location with flexible accommodation and further potential.

Call Kings Group today to arrange your viewing and avoid disappointment - 01992 652 006!

### HALL

**LIVING ROOM 15'1 x 10'5**

**EXTENSION 12'7 x 5'11**

**KITCHEN 12'10 x 11'9**

**BEDROOM 13'10 x 11'3**

**BEDROOM 13'3 x 10'5**

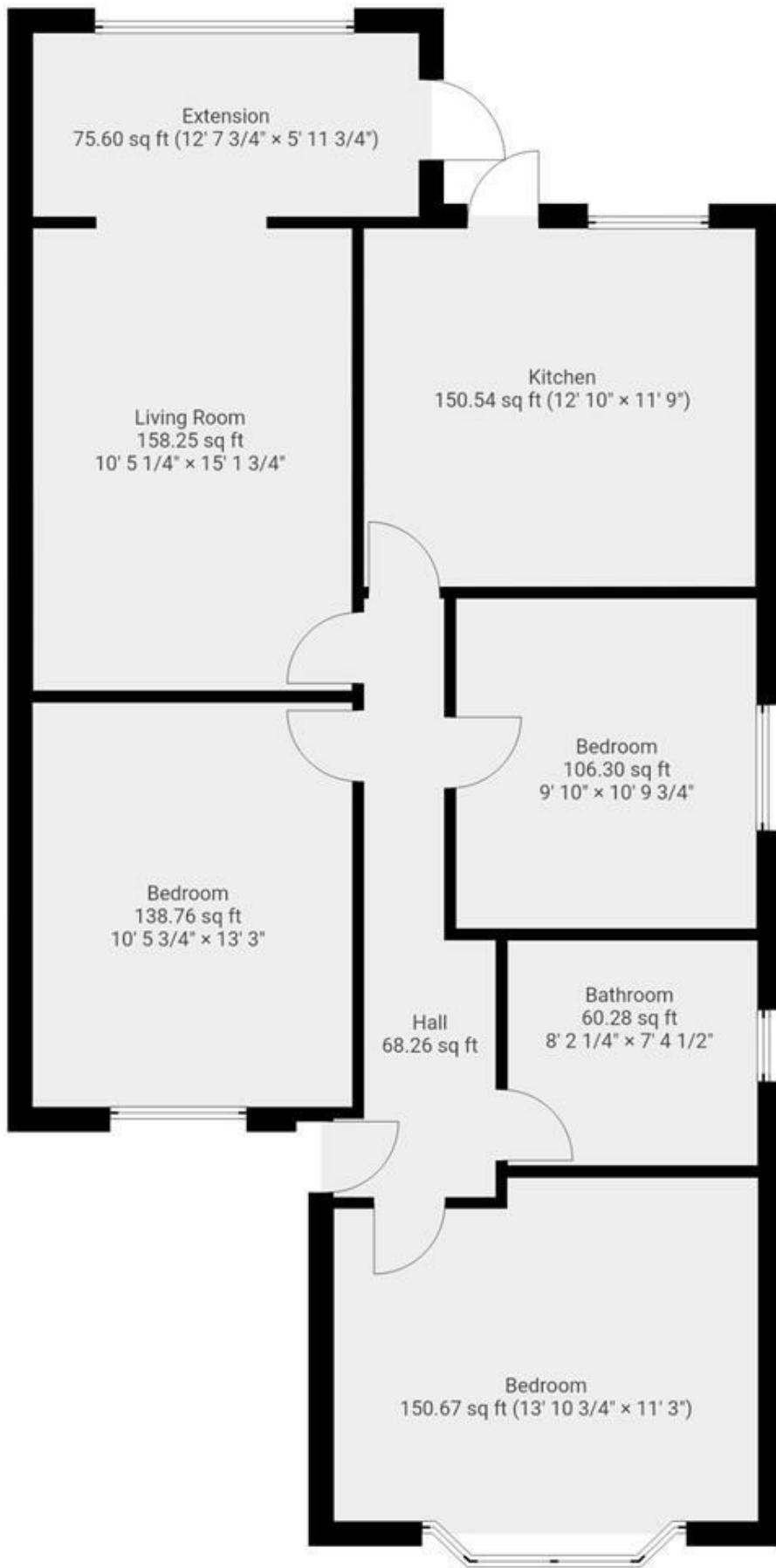
**BEDROOM 10'9 x 9'10**

**BATHROOM 8'2 x 7'4**

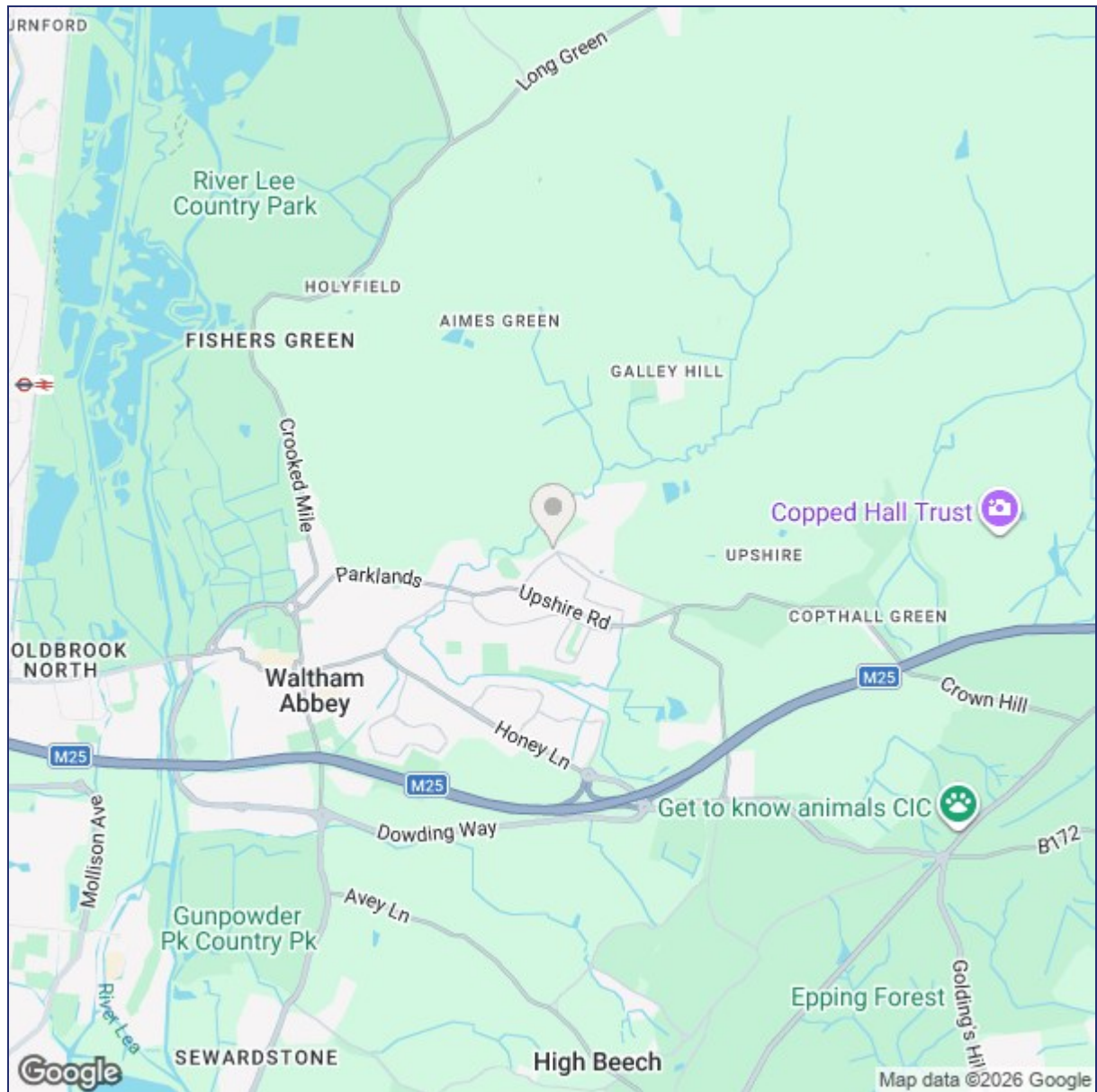
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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>                                      |
|   |                         |  |   |

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