8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Rounton Road, EN9 3AW

Asking Price £415,000 Freehold

Kings Group Waltham Abbey present this three-bedroom Victorian cottage to the market.

The property opens via an entrance porch into a front living room featuring a working fireplace and original wood flooring. A separate dining room provides additional reception space and benefits from under-stair storage. The adjoining kitchen is fitted with base and eye-level units, wood work surfaces, an integrated cooker, tiled flooring and splashbacks. The ground floor also comprises a family bathroom fitted with a white three-piece suite and part-tiled walls, along with a separate utility room providing access to the rear garden.

On the first floor there are three bedrooms, including a double bedroom with a feature fireplace, a second bedroom with built-in storage and a third bedroom suitable for a variety of uses.

Externally, the property offers a walled front garden and a rear garden which is partially paved and partially laid to lawn. The property is situated on Rounton Road in Waltham Abbey, with access to local amenities, road links including the M25 and rail connections via Waltham Cross station.

Contact Kings Group Waltham Abbey to arrange a viewing on 01992 652 006!

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 279 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH

LIVING ROOM 12'5" x 11'11"

DINING ROOM 10'11" x 12'

KITCHEN 12'5" x 6'11"

DOWNSTAIRS BATHROOM 6'5" x 6'6"

UTILITY ROOM 13'4" x 4'5"

BEDROOM 11'11" x 10'11"

BEDROOM 10'11" x 7'8"

BEDROOM 12' " x 6'11"

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.

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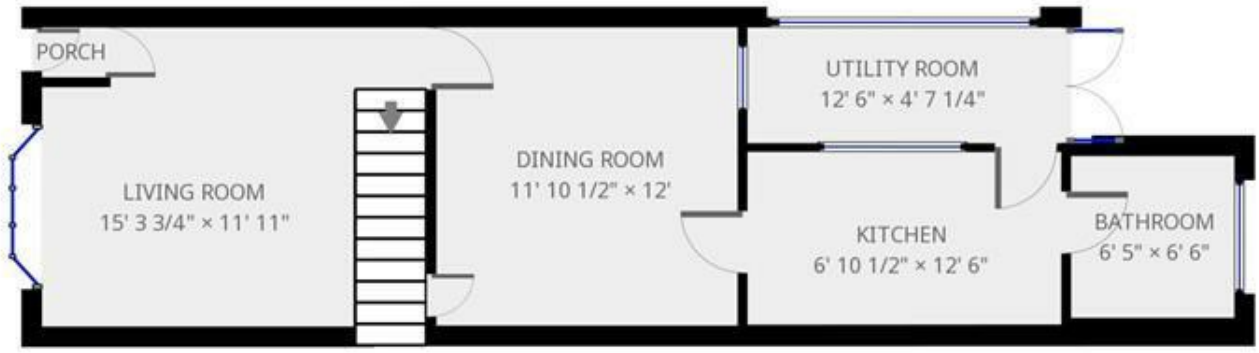
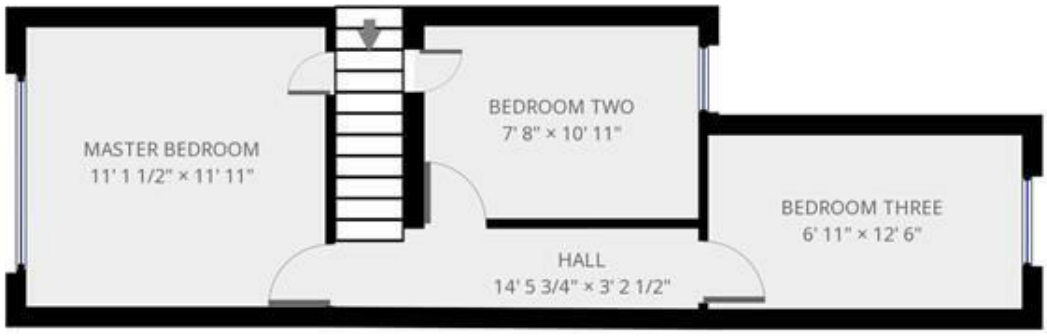
Ground Floor



1st Floor



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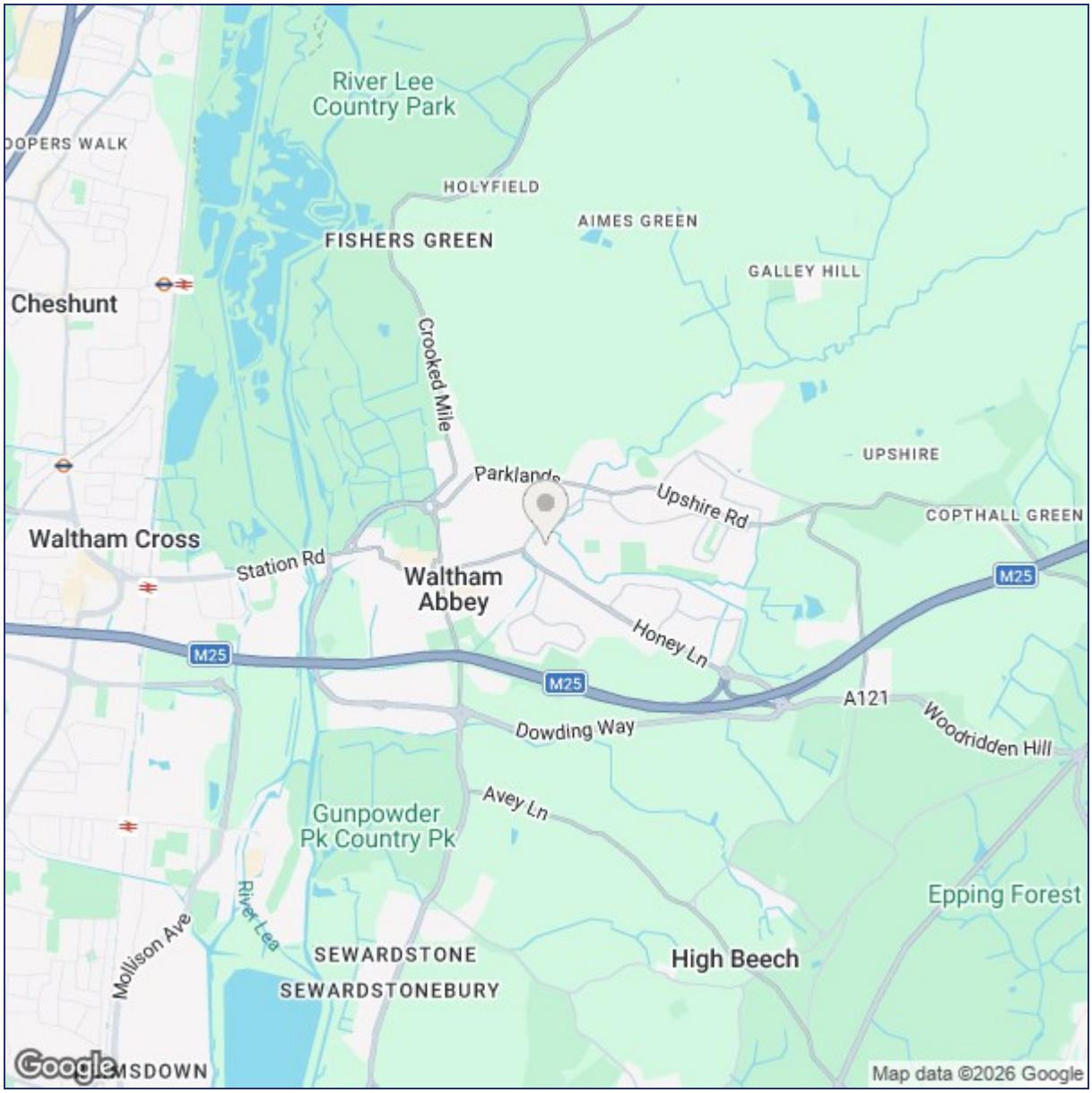

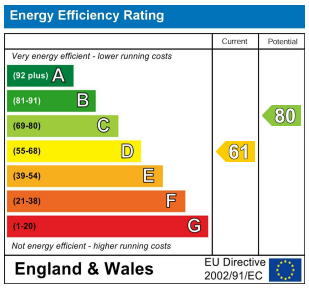

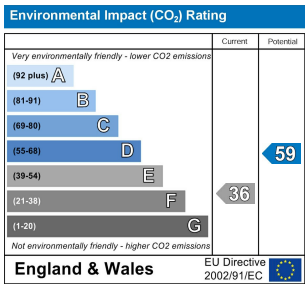

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

The Property Ombudsman
rightmove.co.uk The UK's number one property website
Zoopla.co.uk

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