

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

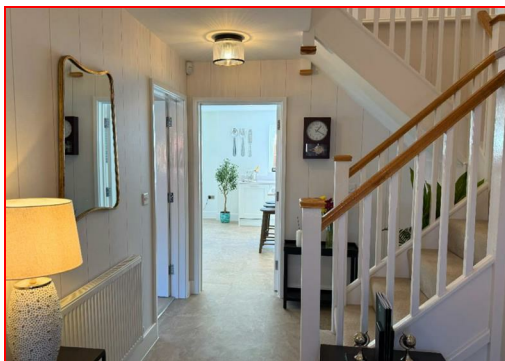
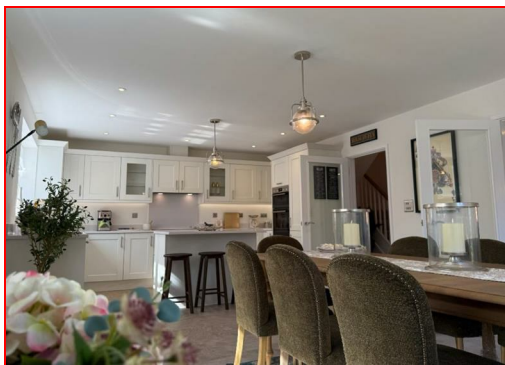
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Pecks Hill, EN9 2NX



Price Range £745,000 Freehold



3 Plots available From £745,000-£749,000 The Wraysbrook is a sophisticated 4 bedroom detached executive residence situated within the exclusive Landmark development. Built to the exacting standards of Wheatley Homes, this property includes an extensive suite of premium fixtures and fittings as standard, offering a refined opportunity to escape the city's pace while maintaining a seamless commute into the capital.

Spacious and Sophisticated Living Areas

The ground floor opens with a welcoming entrance hallway that leads into a grand, light-filled lounge. Interconnecting doors provide a fluid transition into the modern, open-plan kitchen and dining area, which serves as the heart of the home. This culinary space is equipped with high-end appliances and features striking bi-fold doors that bridge the gap between indoor luxury and the enclosed rear garden. A well-placed cloakroom completes the ground floor layout.

On the first floor, there is home to four generously sized bedrooms with bedrooms 1 and 2 bedrooms 1 and 2 benefitting from en-suite shower rooms. A flowing landing with access storage space completes the living space.

Sustainable Design and Premium Finish

Every residence at The Landmark is defined by its high-specification finish. Modern, eco-conscious features such as air source heat pumps and EV charging points are installed as standard, ensuring a lifestyle that is both energy-efficient and forward-thinking. Outside, the property enjoys an enclosed rear garden with a dedicated patio area, while the garage and driveway are easily accessed via the side gate or rear door.

The Landmark offers easy access to the nearby hubs of Broxbourne, Harlow, and Hoddesdon. Commuting is effortless, with typical rail journeys from Broxbourne station to London Liverpool Street taking less than 30 minutes.

HALL

LOUNGE

KITCHEN DINER

DOWNSTAIRS W.C

LANDING

BEDROOM

EN-SUITE

BEDROOM

EN-SUITE

BEDROOM

BEDROOM

BATHROOM

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 maybe used to include furnishings and augmentation of images



FIRST FLOOR

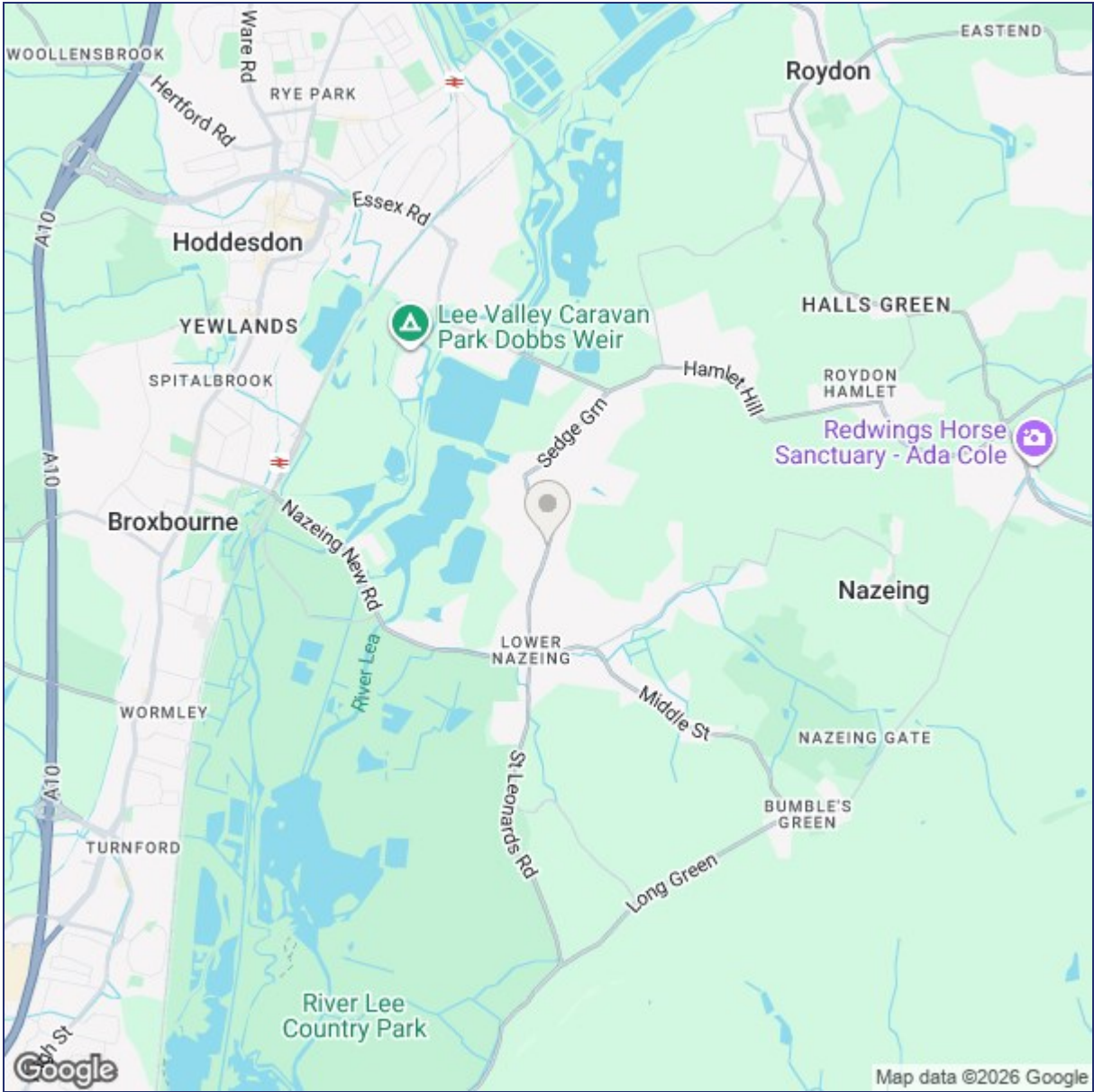
	metric/imperial
Bedroom 1	4.34m x 4.05m 14'2" x 13'3"
En-Suite	
Bedroom 2	3.45m x 3.25m 11'3" x 10'8"
En-Suite	
Bedroom 3	3.88m x 2.88m 12'8" x 9'5"
Bedroom 4	3.77m x 2.67m 12'4" x 8'9"
Study	2.30m x 2.07m 7'6" x 6'9"
Bathroom	



GROUND FLOOR

	metric/imperial
Lounge	5.15m x 4.34m 16'10" x 14'2"
Kitchen	4.35m x 3.80m 14'3" x 12'5"
Dining	4.60m x 3.64m 15'1" x 11'9"
WC	

*Plot 25 has a double garage and;
**bi-folding doors to the side elevation instead of the rear



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

(“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 buver is advised to obtain verification from their Solicitor or Surveyor.

