

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

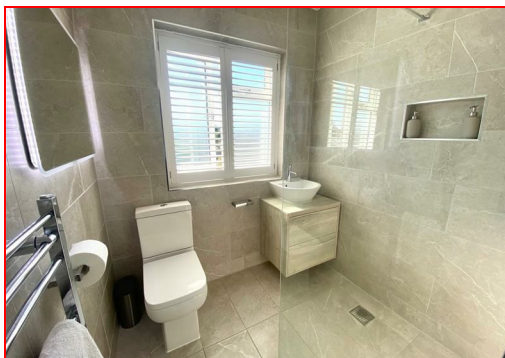
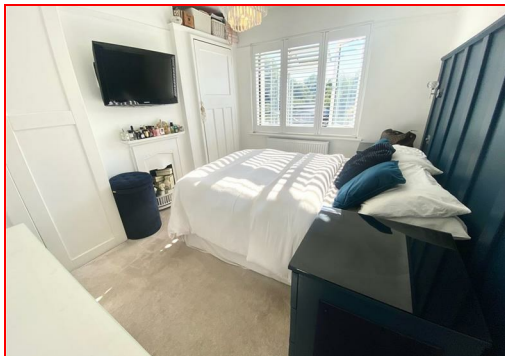
T: 01992 652006
www.kings-group.net



Brooker Road, EN9 1HY



Offers In Excess Of £450,000 Freehold



Situated on Brooker Road in Waltham Abbey, this well-proportioned four-bedroom house offers versatile accommodation arranged over two floors, with additional loft room space and a rear garden extending to over 100ft.

The ground floor comprises two reception rooms, providing flexible living and dining space, together with a fitted kitchen featuring a range of base and eye-level units and roll-top work surfaces. The ground floor also benefits from a useful utility room, while the kitchen provides access to the rear garden.

The first floor features four bedrooms and a family bathroom, offering practical accommodation for families and those requiring additional space. Stairs lead from the first floor to the second floor, where there is a further bathroom and access to a useful loft room, providing additional versatile space that could be used as a home office, hobby room or storage, subject to any necessary permissions.

Externally, the rear garden extends to over 100ft and benefits from an outbuilding, which is equipped with electric heaters and multiple electrical points, providing a useful additional space for a home office, gym, workshop or other purposes.

The property is conveniently located for Waltham Abbey town centre, with a range of local shops, amenities and services nearby. The surrounding area also offers a selection of parks and open spaces, while nearby transport links provide access to surrounding areas and London.

An internal viewing is highly recommended to appreciate the spacious and versatile accommodation, additional loft room and useful garden outbuilding this property has to offer.

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

HALLWAY

LIVING ROOM 13'02 x 11'00

DINING ROOM 11'3 x 10'02

KITCHEN 10'11 x 15'01

UTILITY ROOM 2'08 x 6'03

BATHROOM 5'01 x 6'03

LANDING

BEDROOM 13'02 x 10'02

BEDROOM 11'03 x 10'01

BEDROOM 7'09 x 6'03

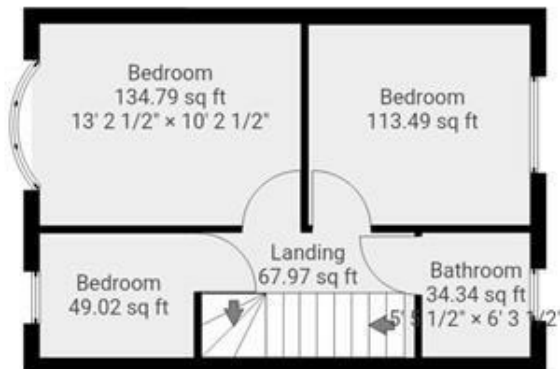
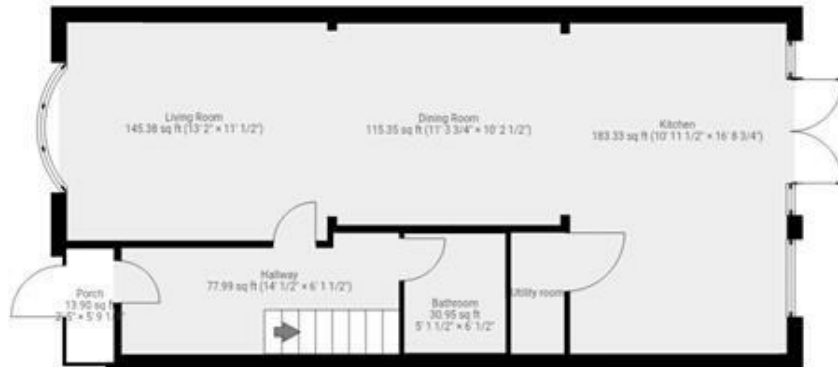
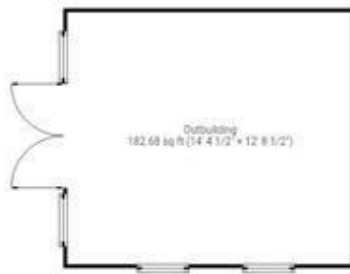
BATHROOM 5'05 x 6'00

BEDROOM 9'10 x 9'00

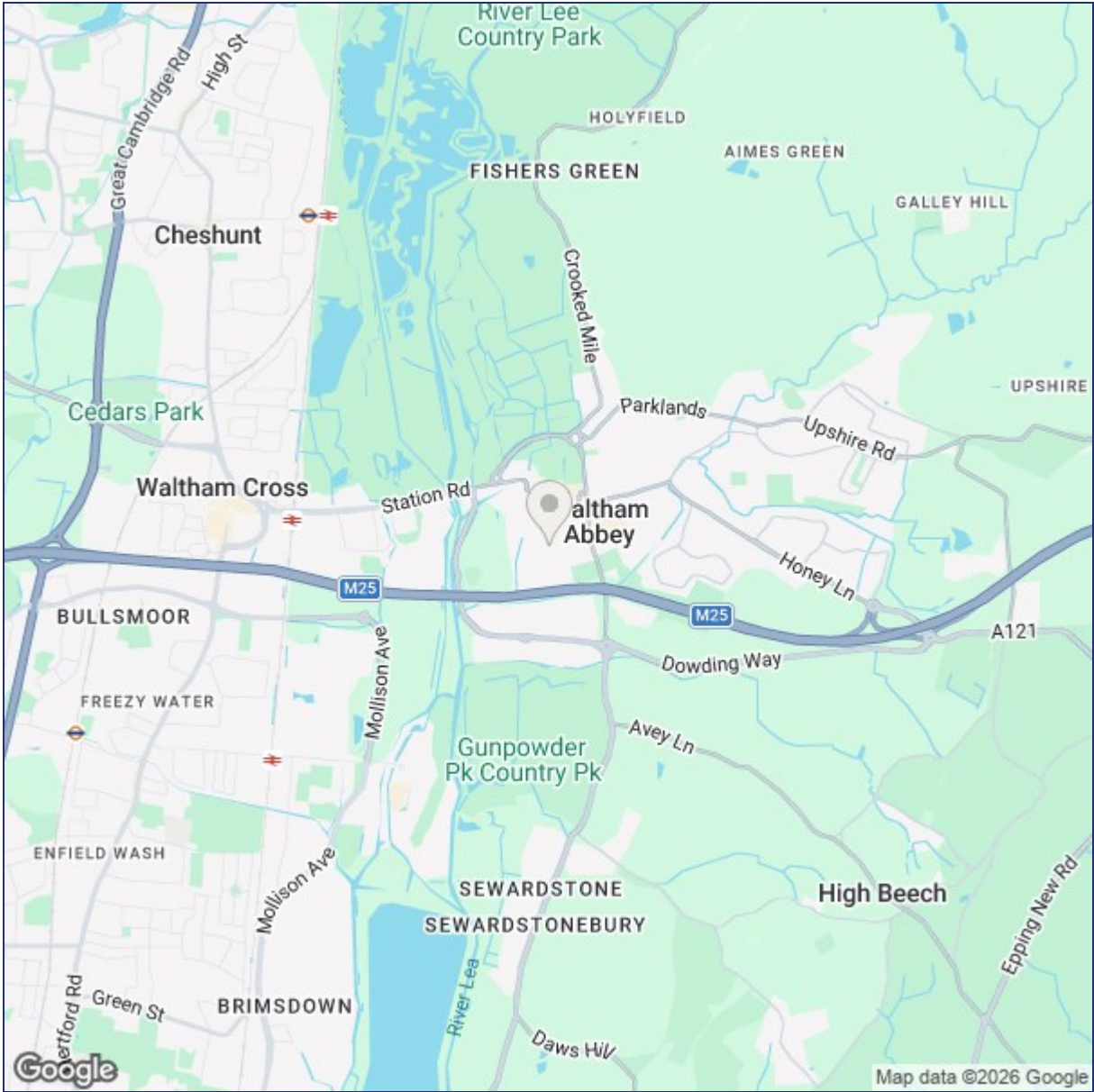
OUTBUILDING 14'04 x 12'08

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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