

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

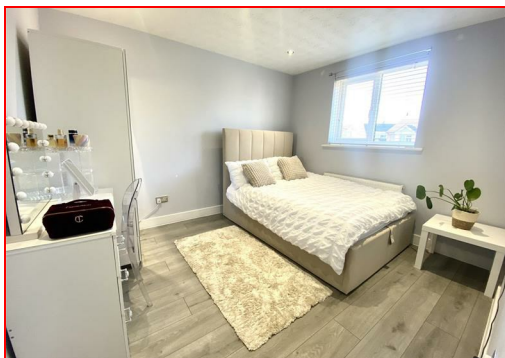
T: 01992 652006
www.kings-group.net



Howard Close, EN9 1XA



Asking Price £450,000 Freehold



CHAIN FREE

Kings Group of Waltham Abbey are pleased to present this well-proportioned three-bedroom house, offering flexible accommodation arranged over two floors. The property also benefits from a versatile ground floor room, which could be used as a bedroom, home office or additional reception room, depending on individual requirements.

The entrance hallway leads into a spacious living room, with access through to the conservatory. The conservatory provides an additional reception area and direct access to the rear garden.

The property further benefits from a separate dining room and a modern fitted kitchen, comprising a range of contemporary wall and base units with contrasting work surfaces, ample storage and integrated appliances, including an oven, four-ring gas hob and extractor. There is also a stainless steel sink, glazed splashback, tiled-effect flooring and a large rear-facing window.

Upstairs, there are three bedrooms, including two good-sized double bedrooms, along with a family bathroom fitted with a white three-piece suite comprising bath, WC and wash hand basin. Useful storage is also available on the landing.

Externally, the property offers off-street parking to the front, while the rear garden features a combination of paved and lawned areas, with rear access providing additional convenience.

Situated in Waltham Abbey, the property is conveniently located for local shops, schools and everyday amenities. Waltham Cross station and the M25 are also within easy reach, providing convenient connections for commuters.

With its flexible ground floor accommodation, multiple reception areas and three bedrooms upstairs, this property offers practical living space that can be adapted to suit a variety of needs.

Call Kings today on 01992 652006 to arrange your viewing and avoid disappointment!

HALLWAY

LIVING ROOM 14'8 x 10'00

DINNING ROOM 11'9 x 9'2

KITCHEN 10'2 x 7'3

CONSERVATRY 11'11 x 9'05

LANDING

BEDROOM ONE 11'00 x 10'06

BEDROOM TWO 11'04 x 10'07

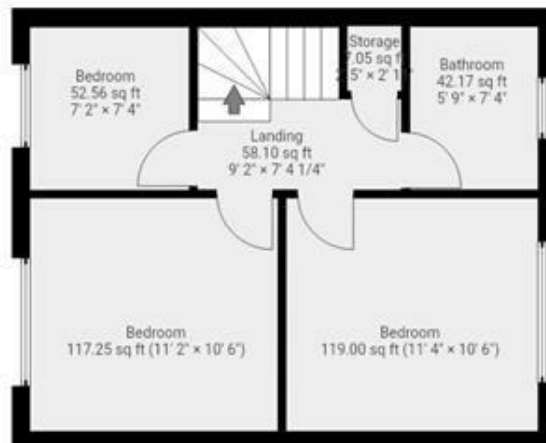
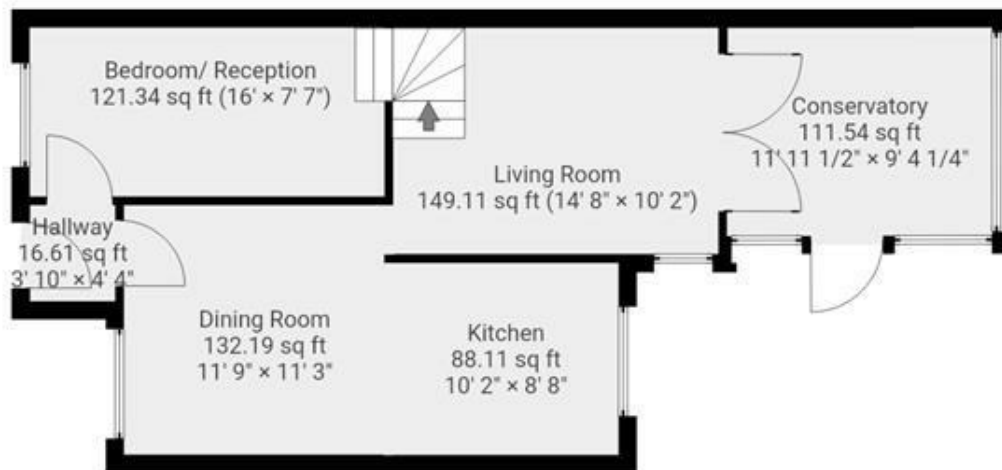
BEDROOM THREE 7'00 x 7'04

BATHROOM 5'9 x 6'04

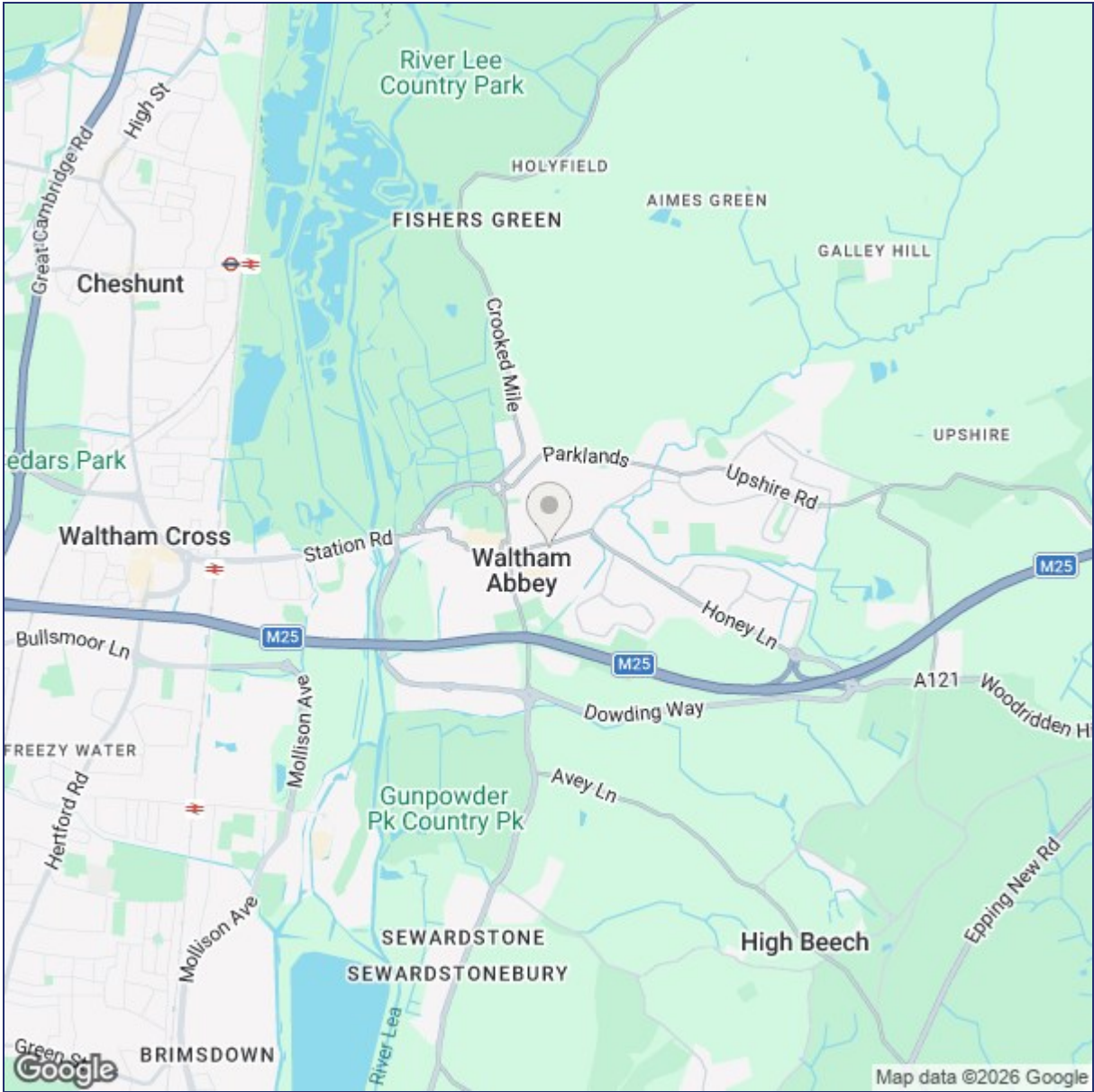
BEDROOM FOUR/ RECEPTION 16'00 x 7'07

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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		

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