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Waltham Abbey  
Essex  
EN9 1EE

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## Heather Gardens, EN9 3YF



**Offers In Excess Of £550,000 Freehold**



Kings Group is pleased to offer for sale this three-bedroom link-detached house in Heather Gardens, Waltham Abbey. The property is offered chain-free and has been refurbished throughout. It is situated seconds away from Gunpowder Park (Lee Valley Park) and is located close to Waltham Abbey town centre.

The ground floor consists of an entrance hall, a lounge, a downstairs cloakroom, and a kitchen/diner which boasts white gloss units and integrated appliances. To the first floor, there are three bedrooms and a family bathroom, with the primary bedroom featuring an en-suite. The property is also double glazed and has gas central heating.

Externally, the property includes a private rear garden, a single garage, and a driveway for off-road parking. The location provides access to local shops, schools, and transport links, combining proximity to the town centre with immediate access to the Lee Valley's green spaces.

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

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 79 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky

#### **HALLWAY**

**LIVING ROOM 13'5 x 13'5**

**KITCHEN 17'00 x 9'3**

**DOWNSTAIRS W.C**

**BEDROOM 9'7 x 9'6**

**EN-SUITE**

**BEDROOM 10'9 x 9'6**

**BEDROOM 7'4 x 6'7**

**BATHROOM 8'6 x 8'7**

#### **DISCLAIMER**

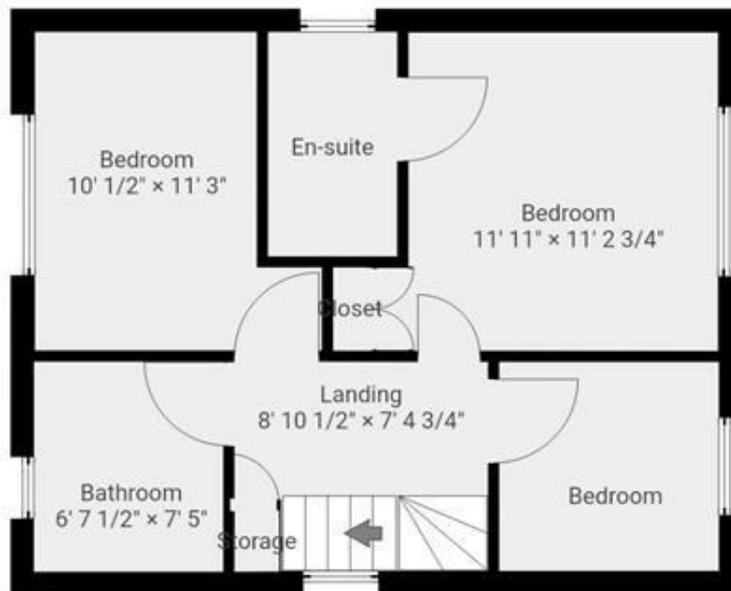
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
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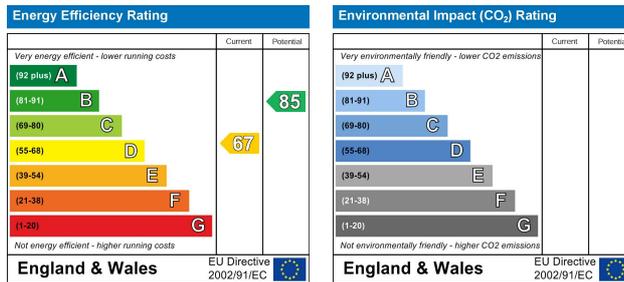
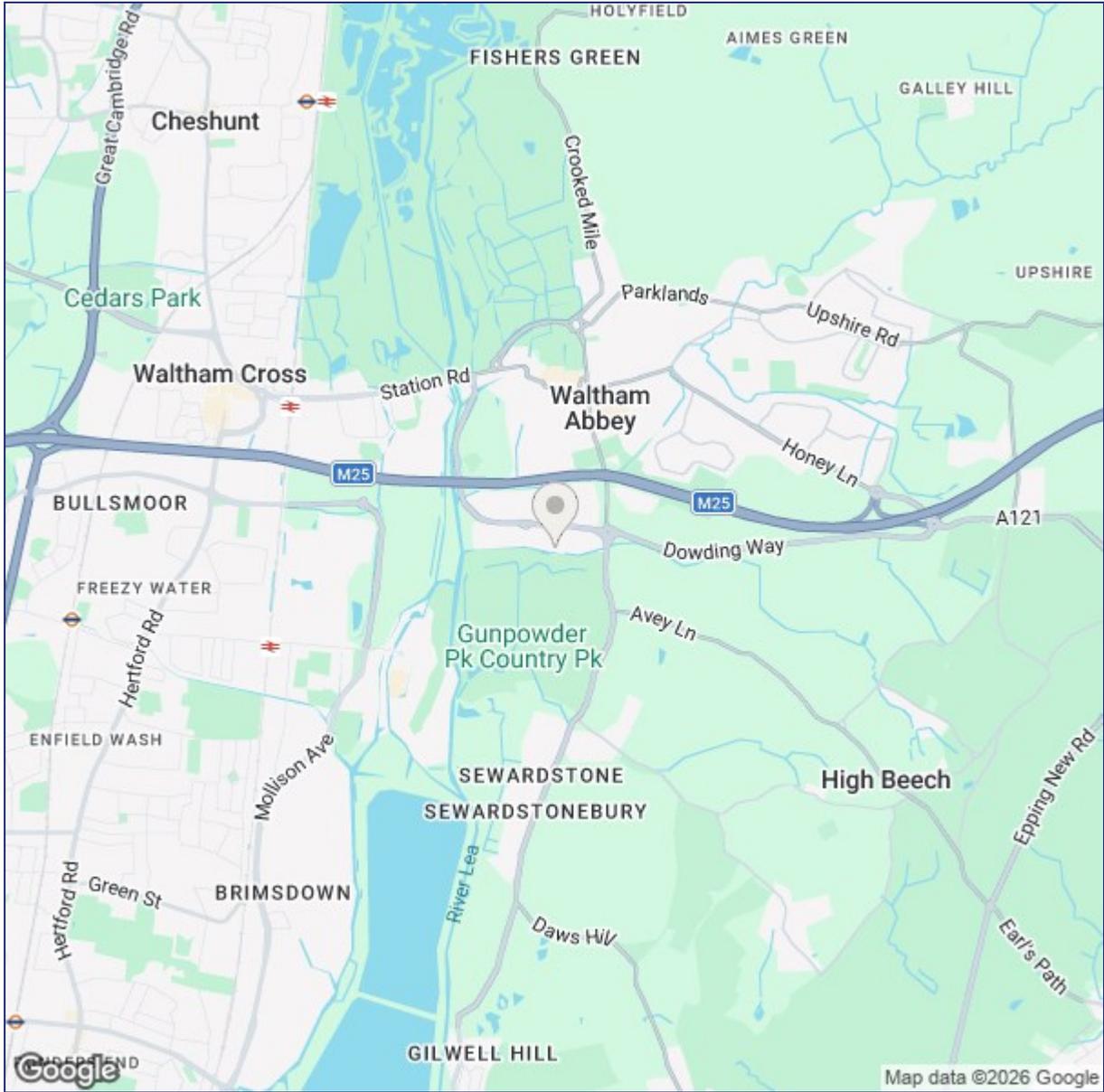
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