8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Broomstick Hall Road, EN9 1LS







Asking Price £385,000 Freehold











CHARMING PERIOD COTTAGE | TWO BEDROOMS | ADDITIONAL LOFT ROOM | 60FT REAR GARDEN

Kings Group are delighted to offer to the market this charming period cottage, offering a wonderful blend of character, practicality and versatile accommodation. Arranged over multiple levels, the property boasts two bedrooms, an additional loft room and an enclosed rear courtyard garden, making it an appealing home for buyers seeking a property with charm and individuality.

The ground floor features a welcoming reception room, providing a comfortable space to relax and unwind. The kitchen is fitted with a range of wood-effect wall and base units, complemented by roll-top work surfaces and tiled splashbacks. A range cooker provides a practical cooking space, while a skylight allows additional natural light to filter into the room, creating a bright and welcoming environment.

Upstairs, the property offers two bedrooms, complemented by an additional loft room which provides useful versatility for a variety of purposes, subject to any applicable building regulations and permissions. The bathroom is fully tiled and fitted with a white three-piece suite, comprising a WC, wash hand basin and shower, providing a practical and easy-to-maintain space.

Externally, the property benefits from an enclosed rear courtyard garden, providing a private outdoor space to enjoy during the warmer months. Featuring paved areas, established planting and space for outdoor seating, the garden offers an attractive setting for relaxing or entertaining.

Combining period charm, versatile accommodation and an appealing outdoor space, this cottage presents an excellent opportunity for buyers looking for a home with character.

Call Kings Group today to arrange your viewing!

ENTRANCE PORCH

LIVING ROOM 22'6 x 10'9

KITCHEN 11'2 x 10'9

LANDING

BEDROOM 11'10 x 11'2

BEDROOM 8'7 x 5'1

BATHROOM 5'11 x 5'7

LOFT ROOM 12'1 x 11'9

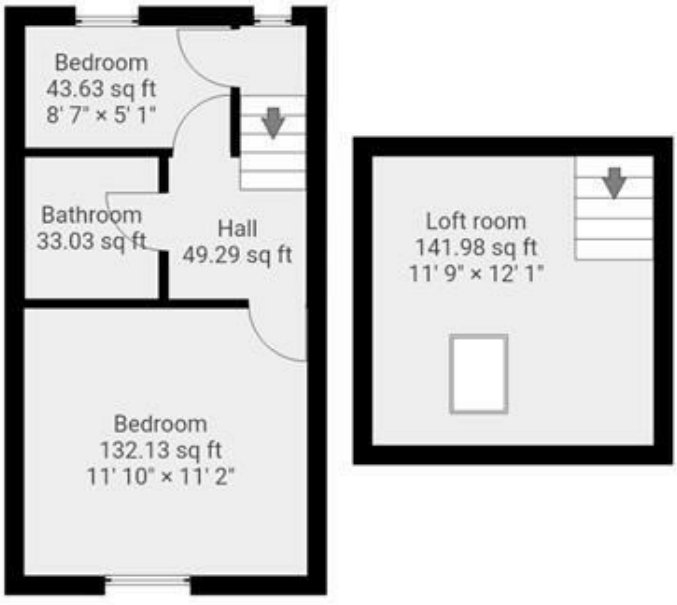
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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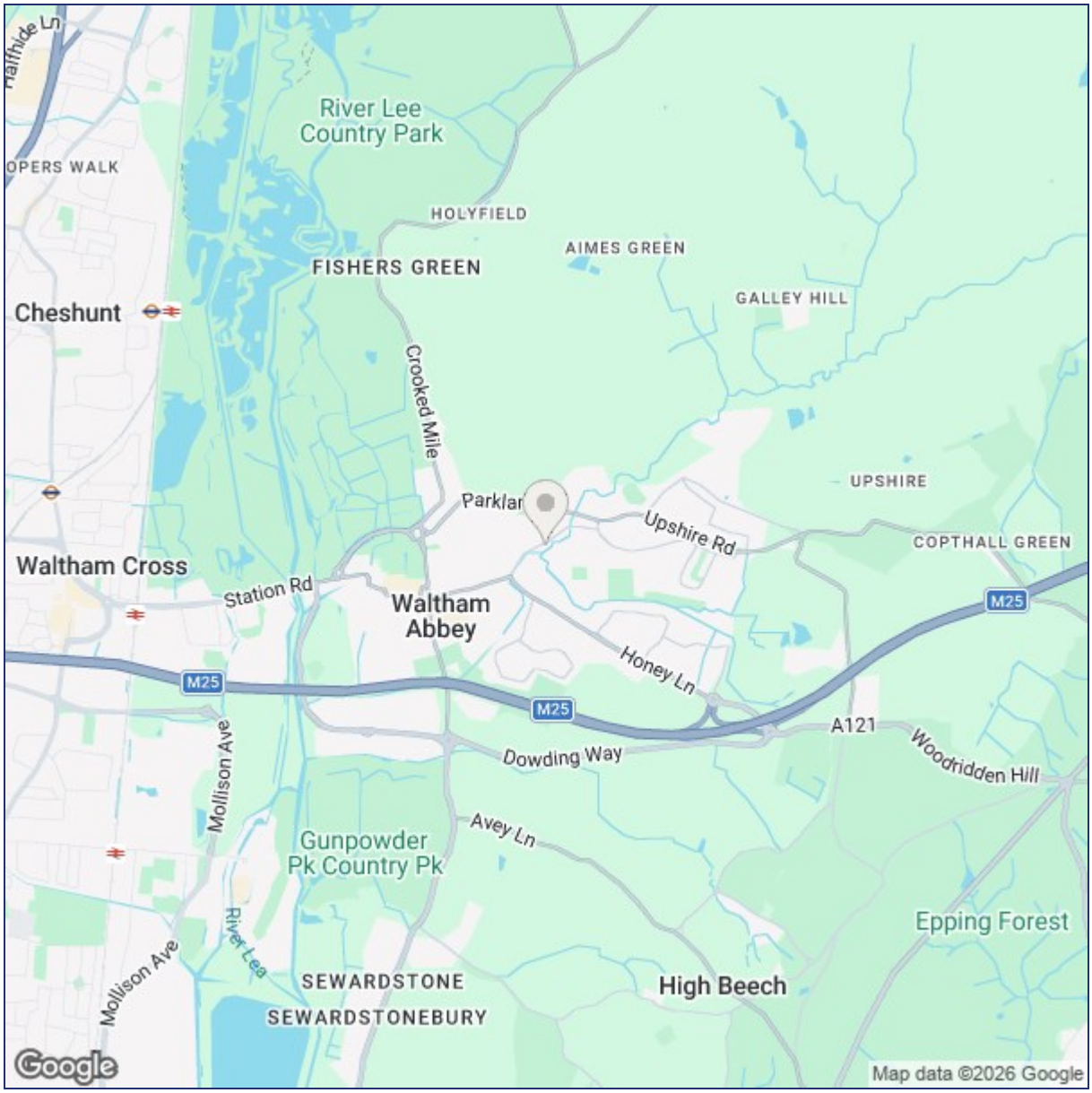


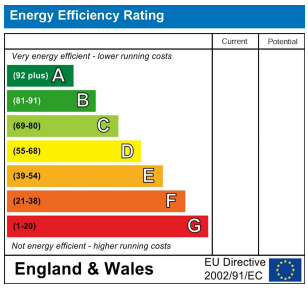


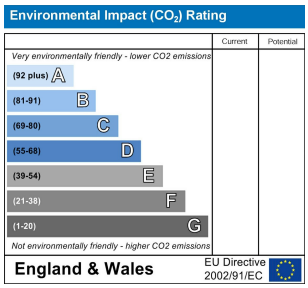
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