

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

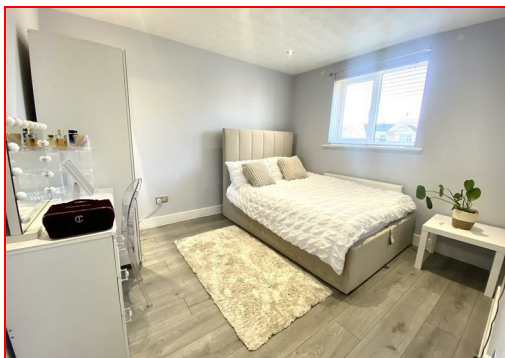
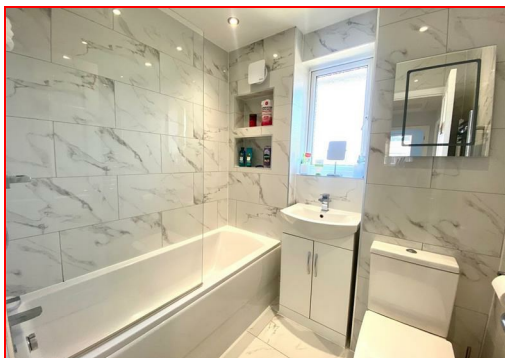
T: 01992 652006
www.kings-group.net



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

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

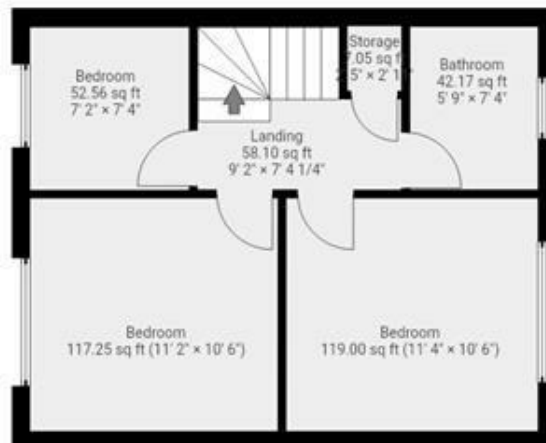
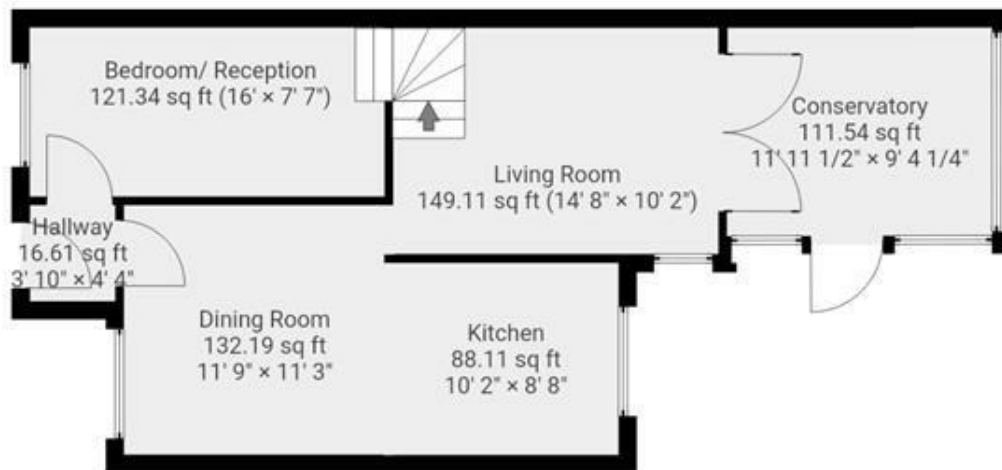
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

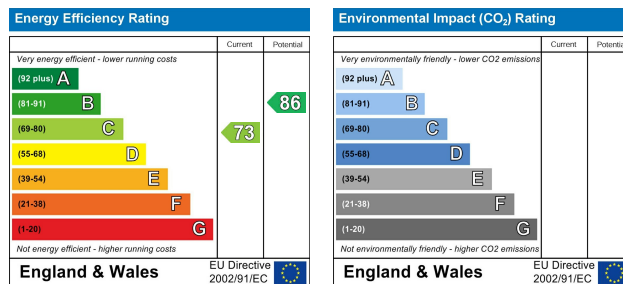
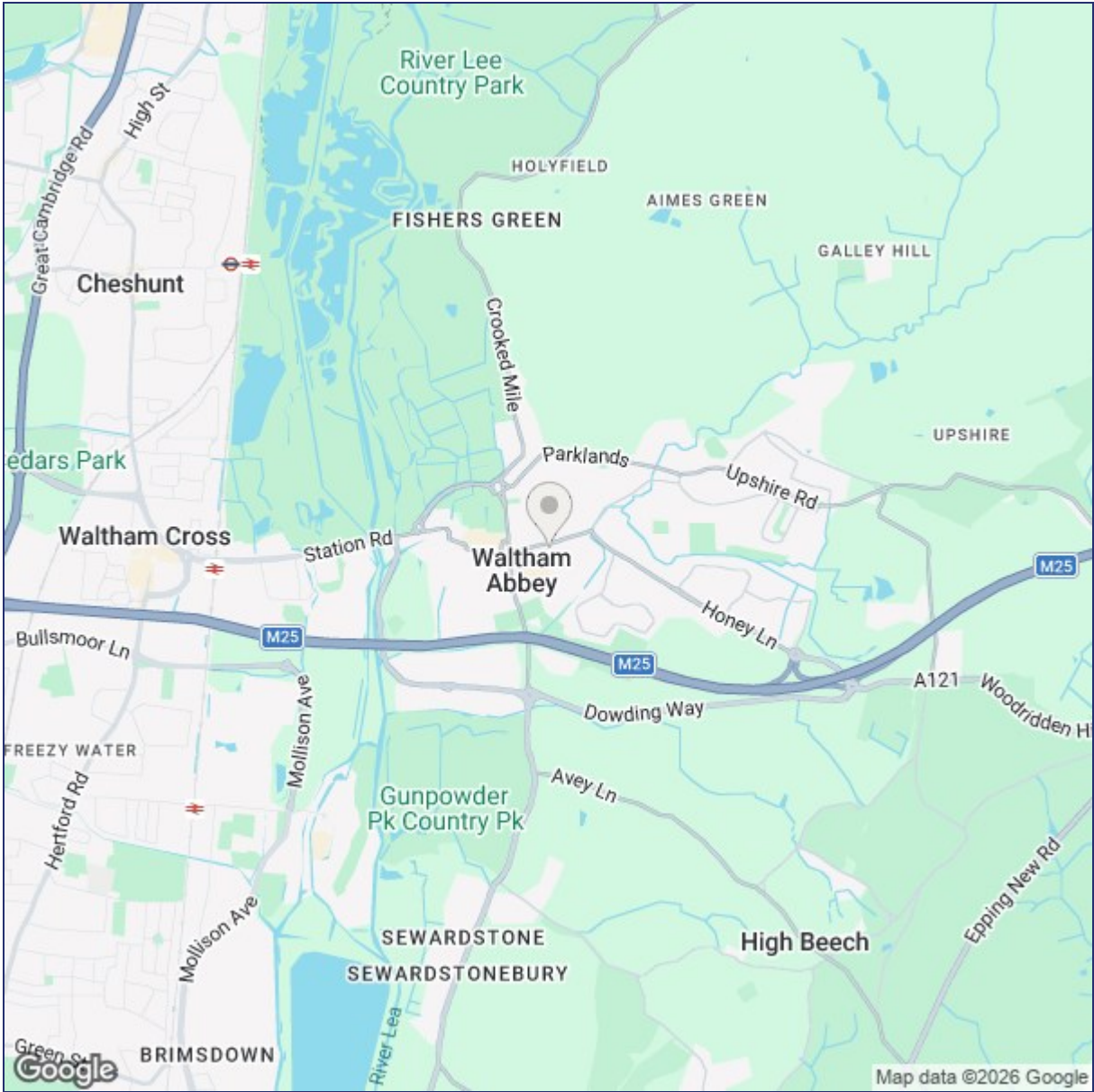
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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



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

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