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## Pinnacles, EN9 1TG



**Offers In Excess Of £400,000 Freehold**



Kings Group Waltham Abbey are pleased to present this extended four-bedroom end-of-terrace family home, ideally located within close proximity to Waltham Abbey town centre.

The ground floor comprises an entrance hallway leading to three versatile reception rooms, offering flexible living and entertaining space. The property further benefits from a bright summer room featuring a glazed skylight, creating an additional seating or dining area. A modern fitted kitchen is complete with white gloss cabinetry, wood work surfaces and an integrated oven and hob, with tiled flooring flowing through the main functional areas. A convenient downstairs WC completes the ground floor layout.

The first floor offers four well-proportioned bedrooms alongside a family bathroom fitted with a modern suite and underfloor heating. Each room provides comfortable accommodation suitable for family living, guest use or a home office.

Externally, the property benefits from a private garage, laid to lawn garden to front and rear and occupies a desirable end-of-terrace position.

Situated within easy reach of Waltham Abbey market town, the property offers convenient access to a range of local shops, schools and amenities. Excellent transport links are available via Waltham Cross British Rail Station and the M25, making this an ideal location for commuters.

Call 01992 652 006 to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 51 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### **PORCH**

#### **HALLWAY**

**LIVING ROOM 13'11 x 12'1**

**KITCHEN 8'9 x 7'1**

**WC 5'04 x 5'09**

**DINNING ROOM 9'8 x 8'9**

**CONSERVATORY 12'3 x 9'8**

#### **GARAGE**

#### **LANDING**

**FAMILY BATHROOM 5'04 x 6'08**

**BEDROOM ONE 12'2 x 8'9**

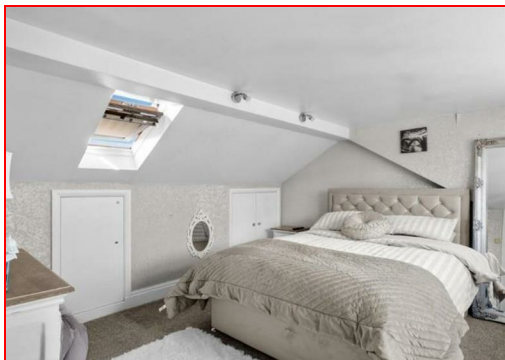
**BEDROOM TWO 13'1 x 1'1**

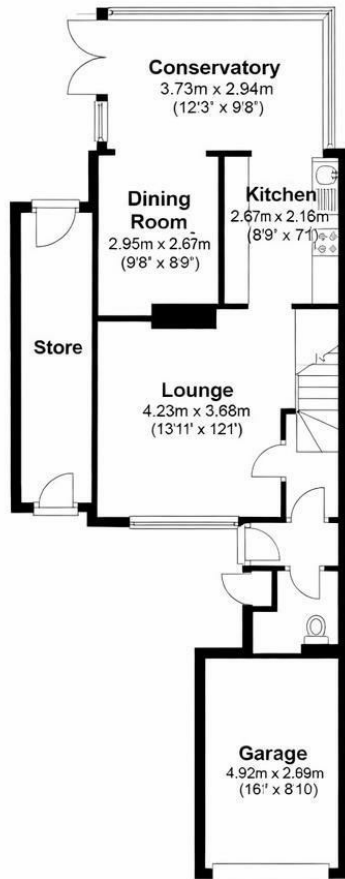
**BEDROOM THREE 9'9 x 7'1**

**BEDROOM FOUR 17'7 x 12'3**

#### **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

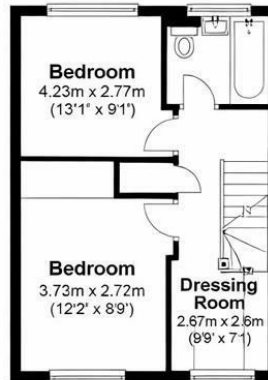




**Ground Floor**

Approx. 65.6 sq. metres (705.9. feet)

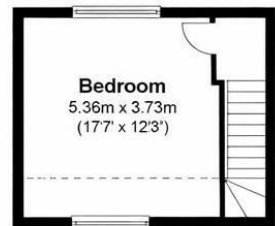
**First Floor**  
Approx. 35.5 sq. metres (361.1. feet)



**First Floor**

Approx. 63.6 sq. metres (361.1. feet)

**Second Floor**  
Approx. 19.3 sq. metres (207.8. feet)

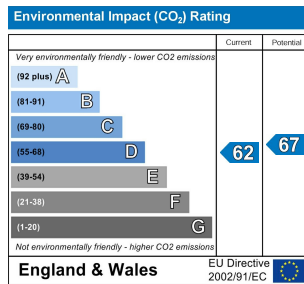
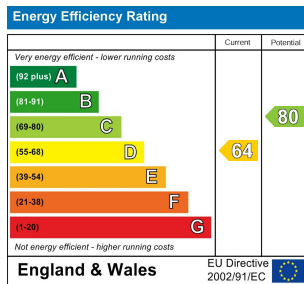
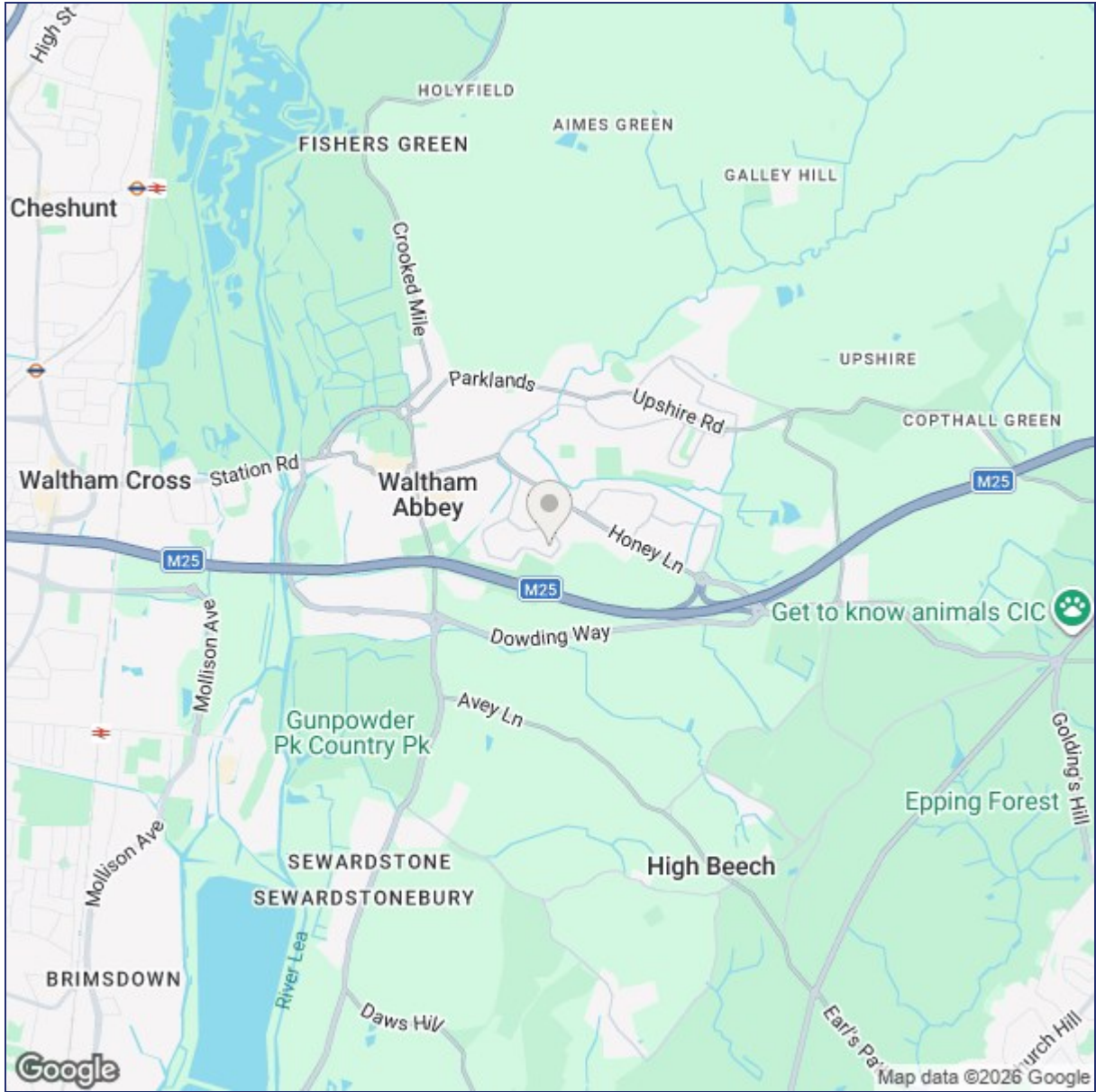


**Second Floor**

Approx. 15.5 sq. metres (207.8. feet)

**Total area: approx. 118.4 sq. metres (1274.6q. feet)**

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and locations of doors windows, doors windows, rooms and any other items are approximate and no responsibility is taken for any error, omission (or measurement (deaxing and curved) or estate agent's mistake or misstatement including. © estatagentsltd.co.uk



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

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

