

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Princesfield Road, EN9 3PG



**Offers In Excess Of £160,000 Leasehold**



Located within easy reach of the historic Waltham Abbey market town, this studio maisonette offers a practical layout complemented by a private outdoor space. The interior is maintained by gas central heating and double-glazed windows throughout, ensuring a consistent environment across all seasons.

The living area features a fitted wardrobe designed with a spacious area behind it, providing significant storage capacity while maintaining the room's proportions. Culinary needs are met by a fitted kitchen Diner finished with white gloss trim base and eye-level units, which include an integrated oven, hob, and extractor. The property also includes a modern bathroom updated with contemporary fixtures.

A distinct highlight of this home is the sole use of the garden, offering a private external area for the resident. Positioned for convenience, the location provides straightforward access to local shops, Waltham Cross station for commuting, and the M25 motorway network



Mobile (based on calls indoors)

O2 Good  
EE Good  
Three Average  
Vodafone Average  
Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 226 mbps  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALLWAY

**LIVING ROOM/ KITCHEN 14'00 x 9'08**

**BEDROOM 14'00 x 12'06**

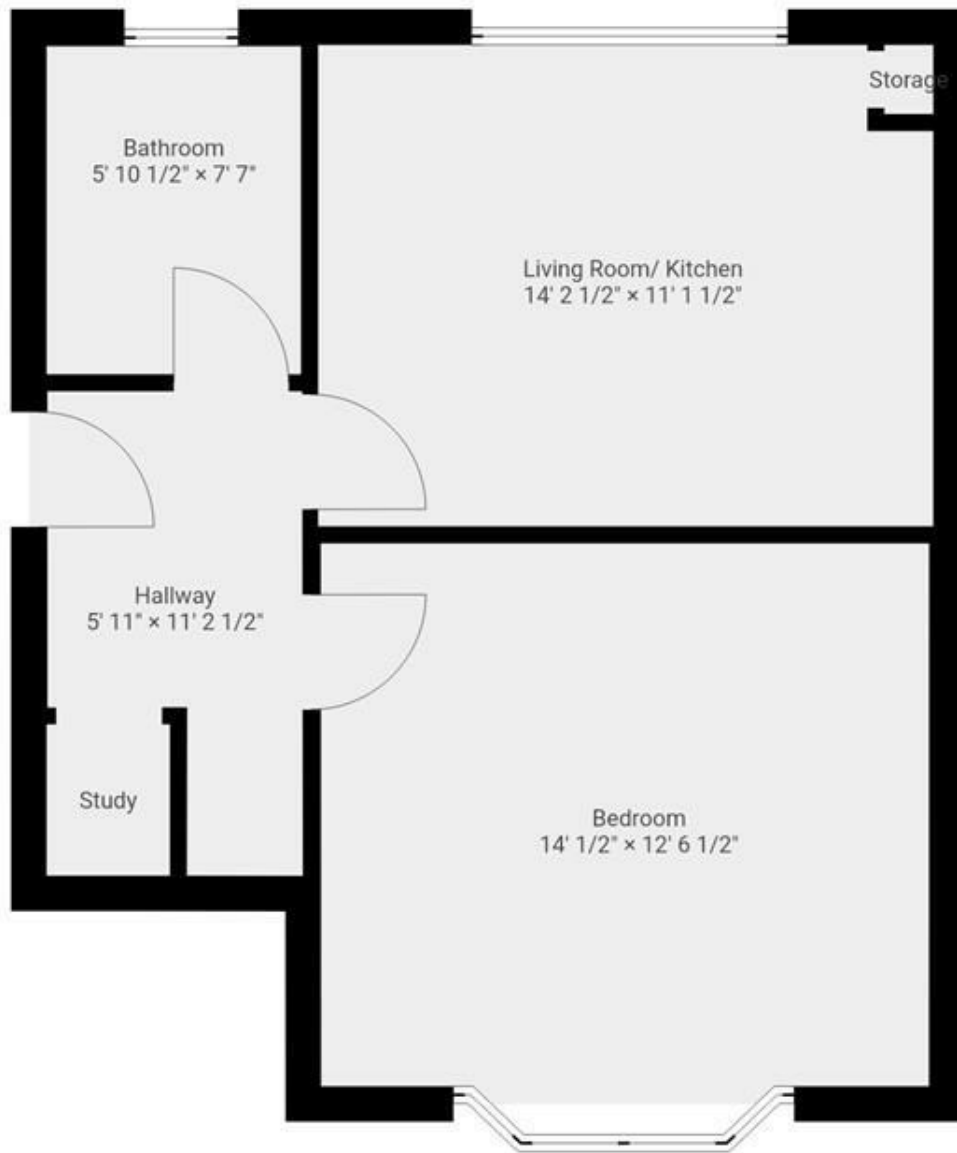
**BATHROOM 5'10 x 7'2**

#### GARDEN

#### 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.
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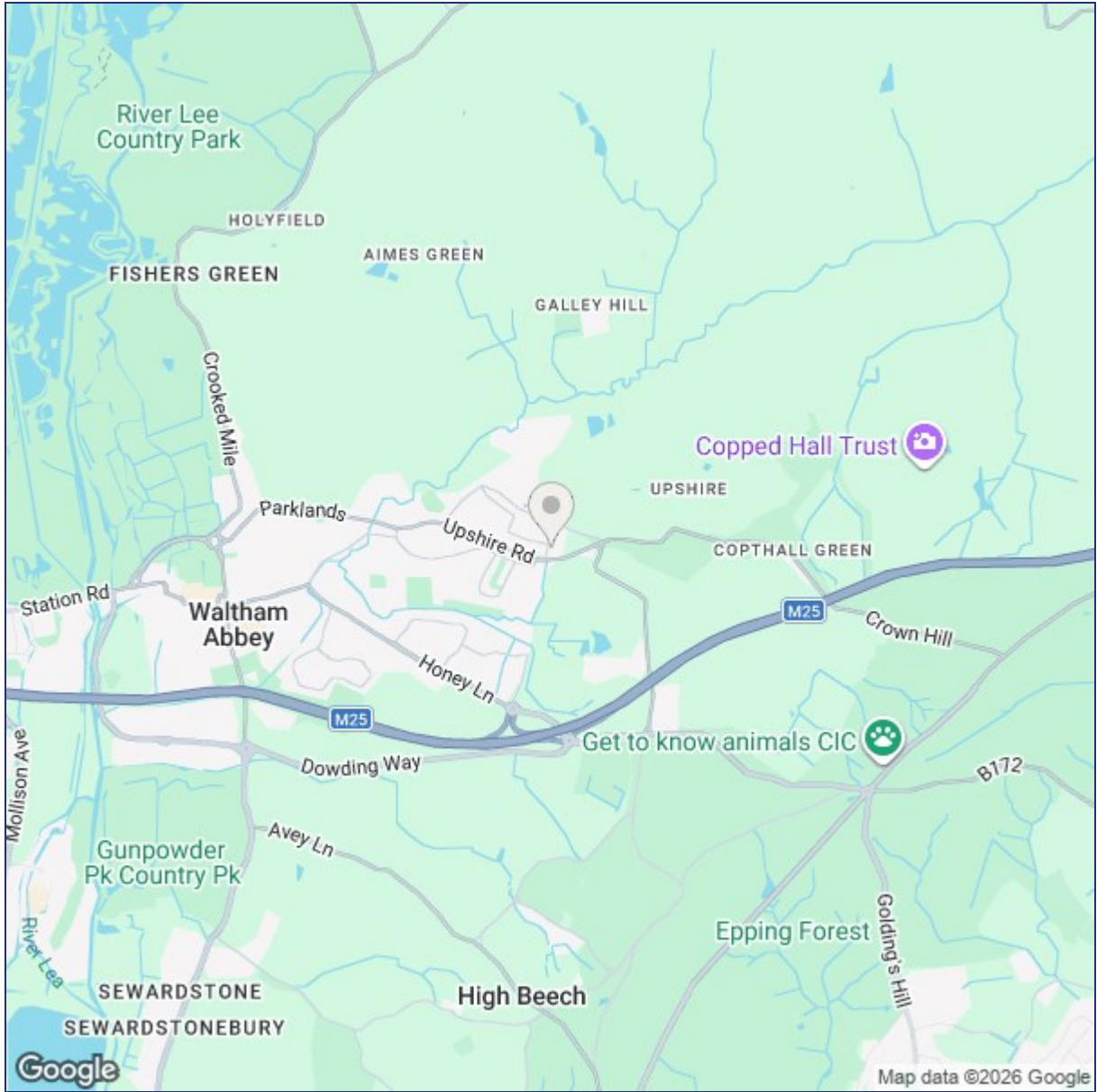


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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

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