

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Horseshoe Close, EN9 3LZ



**Guide Price £260,000 Leasehold**

\*\*\*CHAIN FREE\*\*\*

(GUIDE PRICE 260,000-270,000)

RARELY AVAILABLE DIRECT ACCESS TO COMMUNAL GARDEN !!!!

Situated in the sought-after area of Horseshoe Close, Waltham Abbey, this two bedroom ground floor property is offered to the market chain free. The accommodation comprises an entrance hallway, spacious living room with space for dining, fitted kitchen with a range of base and eye level units, two well-proportioned bedrooms, and a modern bathroom fitted with a white three-piece suite.

The property benefits from double glazing, electric storage heating, 2 allocated parking spaces, and access to communal gardens for residents to enjoy.

Located within easy reach of Waltham Abbey town centre, the property provides convenient access to a range of local shops, amenities, schools, and open green spaces. Waltham Cross railway station and Junction 26 of the M25 are also nearby, offering transport links to surrounding areas.

The property is suitable for first time buyers, downsizers, or investors seeking a well-located home with practical accommodation and convenient local amenities. Viewings are recommended - call Kings Group today on 01992 652 006!

#### **HALL**

**LIVING ROOM 17'1 x 14'3**

**KITCHEN 11'2 x 7'3**

**BEDROOM 13'9 x 10'4**

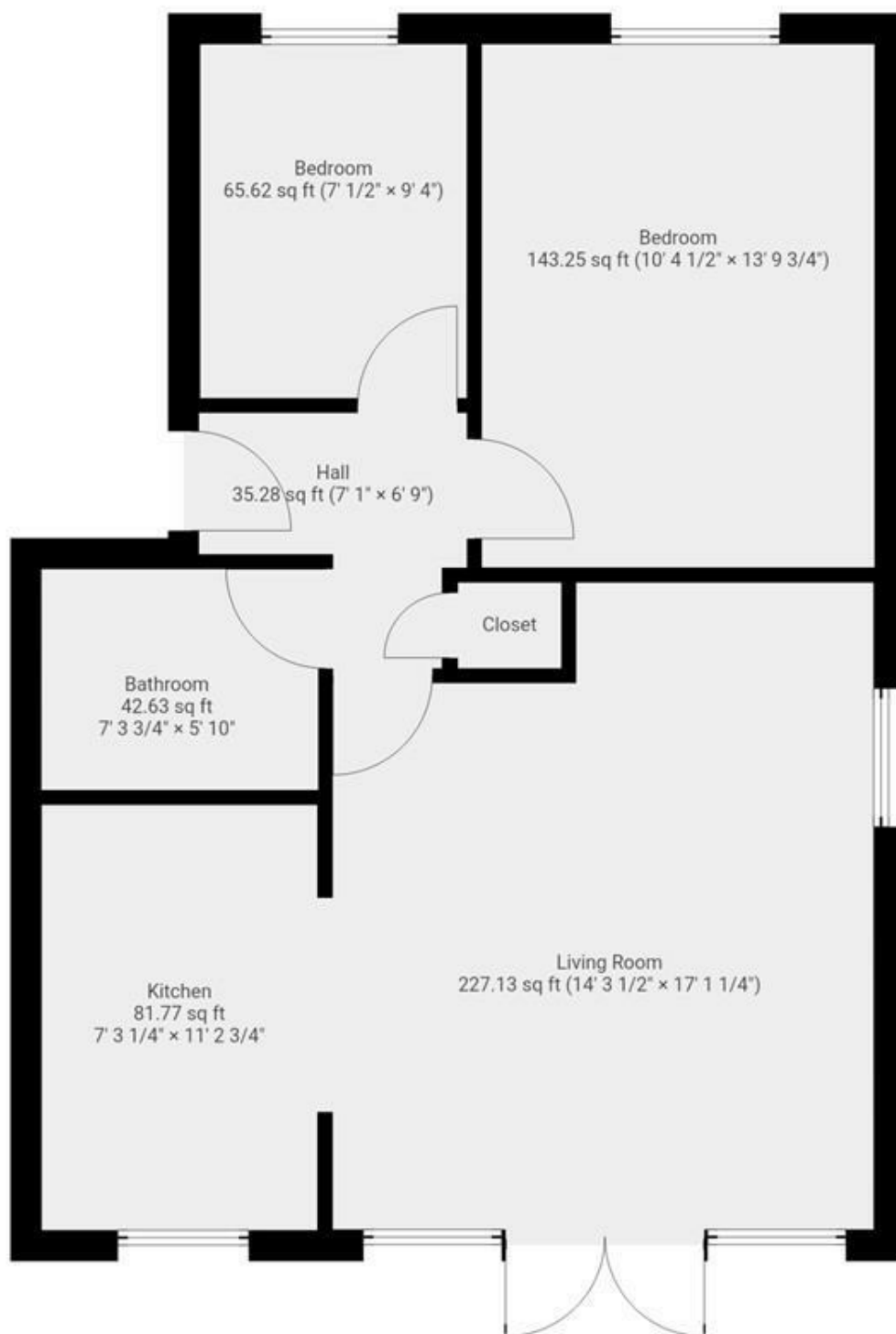
**BEDROOM 9'4 x 7'0**

**BATHROOM 7'3 x 5'10**

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

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

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