8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Tovey Close, Nazeing EN9 2LY







Asking Price £365,000 Freehold











(17, Tovey Close Nazeing, Waltham Abbey, EN9 2LY

We are acting in the sale of the above property and have received an offer of £340,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place)

** CHAIN FREE **

THREE-BEDROOM TERRACED FAMILY HOME WITH A PRIVATE REAR GARDEN

Kings Group are pleased to present this terraced family home, offering well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hallway, a spacious reception room with access to the rear garden, and a fitted kitchen with a range of wall and base units, work surfaces and space for appliances. Upstairs, the property offers three bedrooms and a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property benefits from off-street parking to the front and a private rear garden arranged over several levels, featuring artificial lawn, raised borders, gravelled areas and established planting, providing a variety of outdoor spaces. Further benefits include double glazing and gas central heating.

Situated in the village of Nazeing, the property is conveniently positioned for local amenities, including convenience stores, a pharmacy and Nazeing Primary School. The surrounding area offers access to local bus services, while Broxbourne railway station provides rail connections for commuters. The nearby towns of Broxbourne, Hoddesdon and Waltham Abbey offer a wider selection of shopping facilities, restaurants and leisure amenities.

To arrange a viewing or for further information, please contact Kings Group.

Early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer. Contact your local Kings Group branch today to arrange your viewing - 01992 652 006.

HALL

LIVING ROOM 13'4 x 13'1

DINING AREA 8'4 x 7'10

KITCHEN 8'4 x 8'3

LANDING

BEDROOM 12'2 x 9'10

BEDROOM 10'7 x 9'9

BEDROOM 9'4 x 6'10

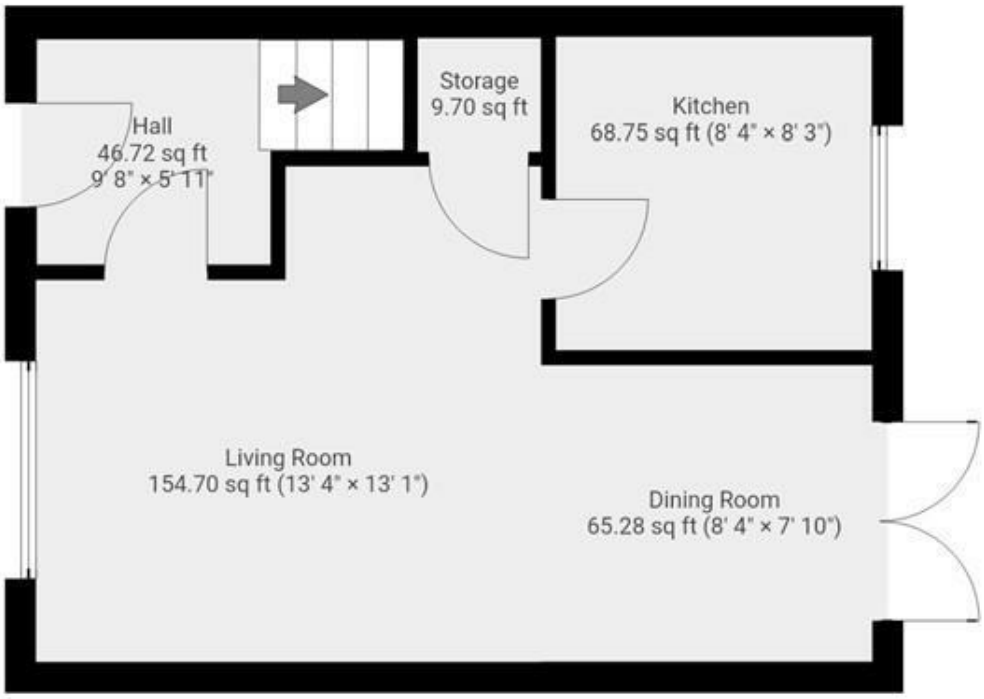
BATHROOM 7'8 x 6'

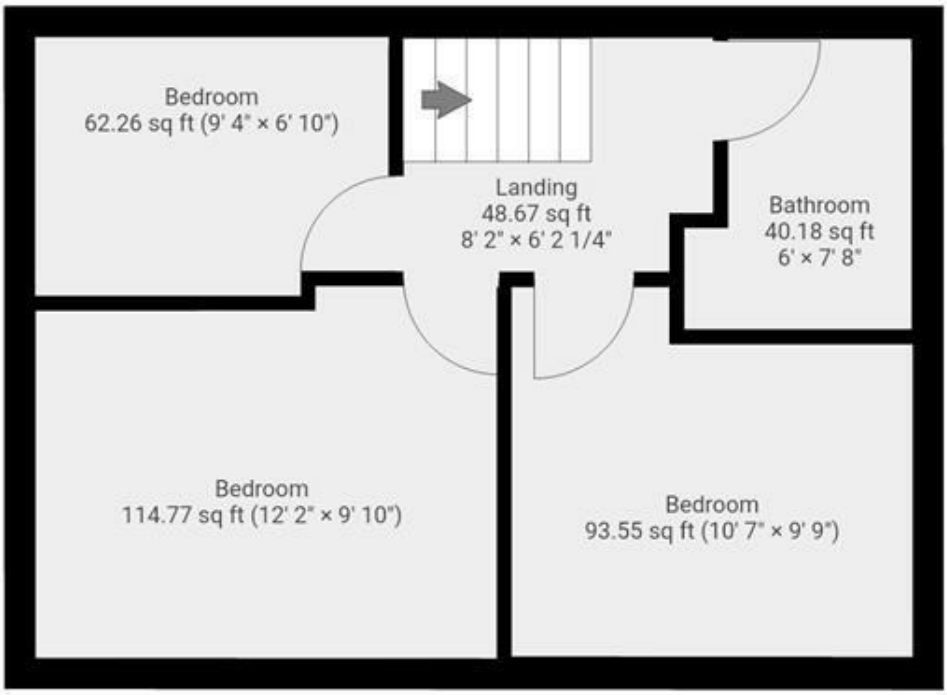
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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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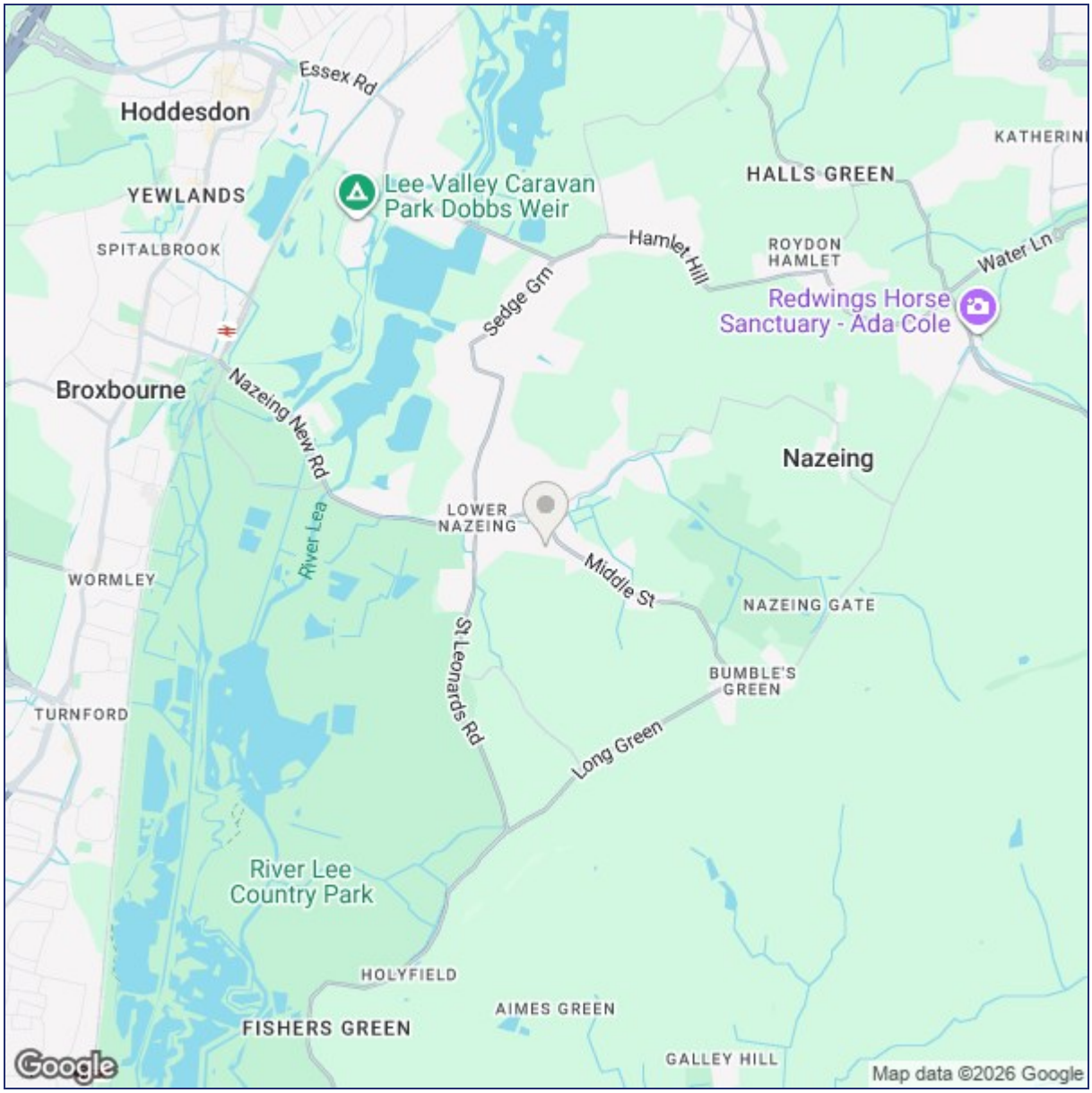


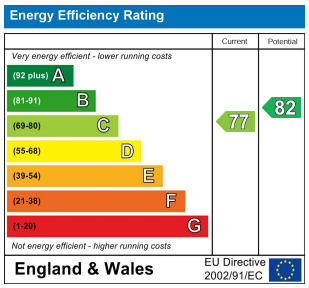


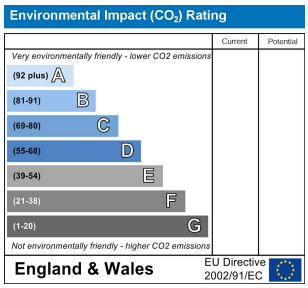
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("These details are correct at time of going to press").

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The Property Ombudsman
rightmove.co.uk The UK's number one property website
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