

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

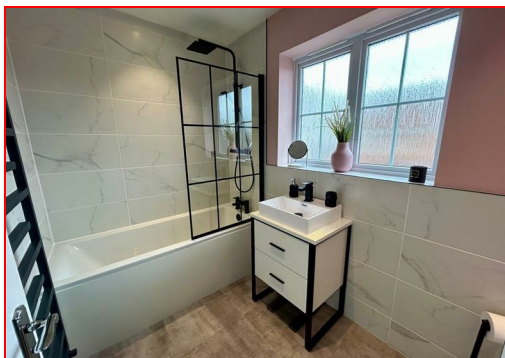
T: 01992 652006
www.kings-group.net



Hayden Road, EN9 3YU



Offers In Excess Of £535,000 Freehold



Kings are pleased to offer for sale this beautifully presented 3-bedroom family home, showcasing fantastic and tasteful condition throughout. The ground floor features a spacious lounge that seamlessly flows into a bright and airy extended kitchen/dining room. This impressive space boasts handleless white gloss base and eye-level units with a white gloss trim and complemented by grey tiled splashbacks. Integrated appliances accompany a fitted oven, hob, and extractor fan. A feature skylight and French doors enhance the natural light, creating a warm and inviting family room, further benefited by herringbone LVT heated flooring.

The first floor offers three bedrooms, with the main bedroom featuring an ensuite. A remodeled family bathroom serves the remaining bedrooms. The upstairs space is notably larger than average due to being extended over the carport.

West facing rear garden presents a stylish, low-maintenance design, featuring a large decked patio area bordered by plants and shrubs, an artificial lawn, and mature conifers. Additional features of this home include a garage with a covered carport, double-glazed windows, gas central heating, and a downstairs cloakroom.

Located on the highly desirable Meridian Development, the property is within a few minutes' walk of the 175 acres of recreational Gunpowder Mills parklands and walkways. Its position offers excellent connectivity, being just a 10-minute drive from Waltham Cross British Rail Station and Junction 26 of the M25. You also have the options of Loughton and Chingford stations, both offering quick and convenient access to Liverpool Street Station, making commuting into the city fast and straightforward. Furthermore, Waltham Abbey's historic market town centre, with its full array of amenities, is a short 10-minute walk away.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 7 mbps

Superfast 63 mbps

Ultrafast 180 mbps

HALL

LIVING ROOM 13'4 x 11'8

KITCHEN DINER 15'10 x 12'5

DOWNSTAIRS W.C

LANDING

BEDROOM 13'4 x 12'5

EN-SUITE 7'7 x 6'

BEDROOM 15'4 x 10'7

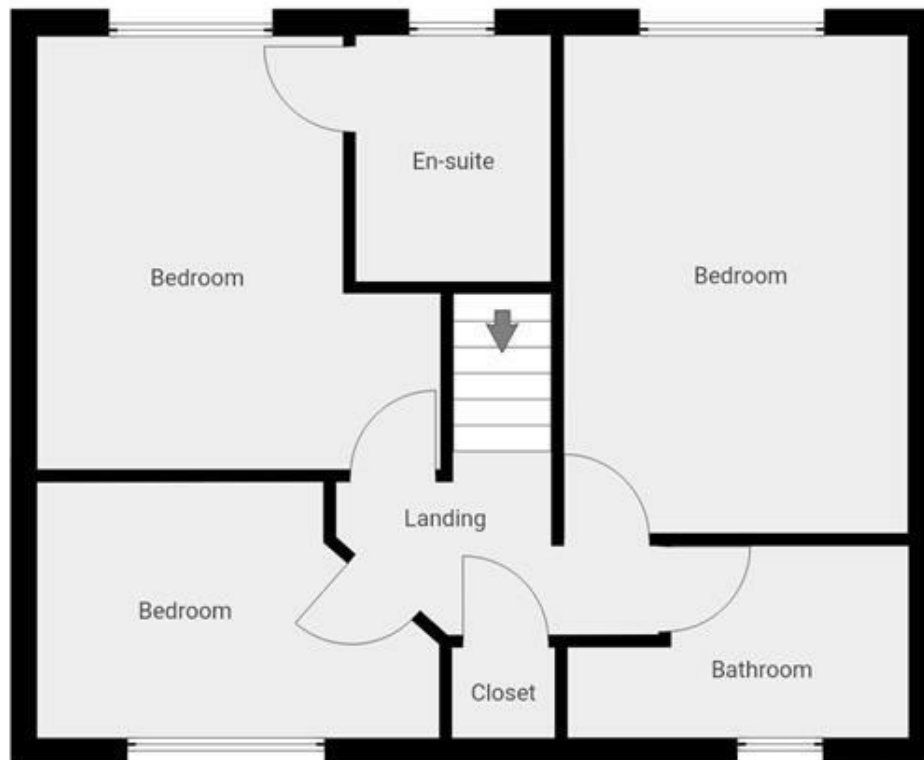
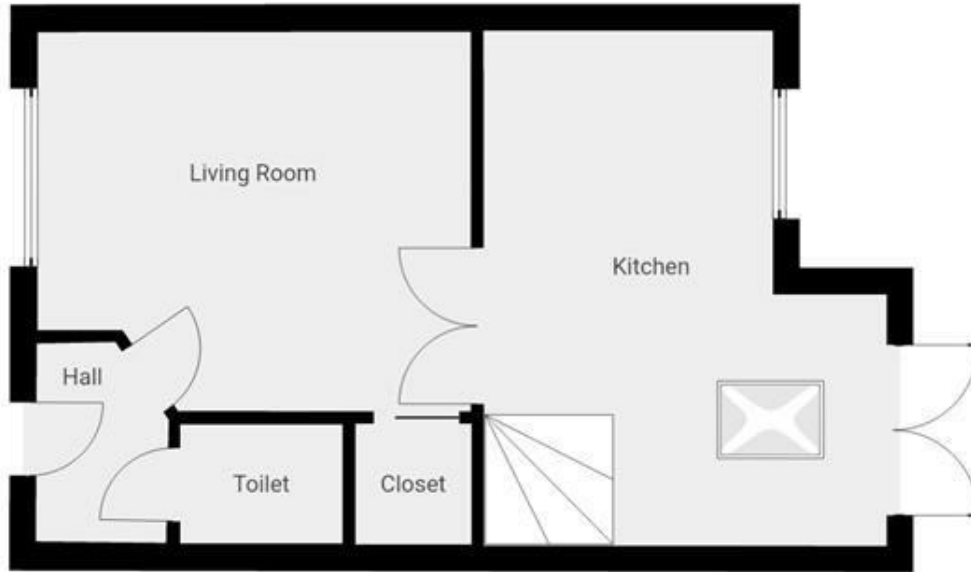
BEDROOM 12'5 x 7'10

BATHROOM 10'6 x 5'11

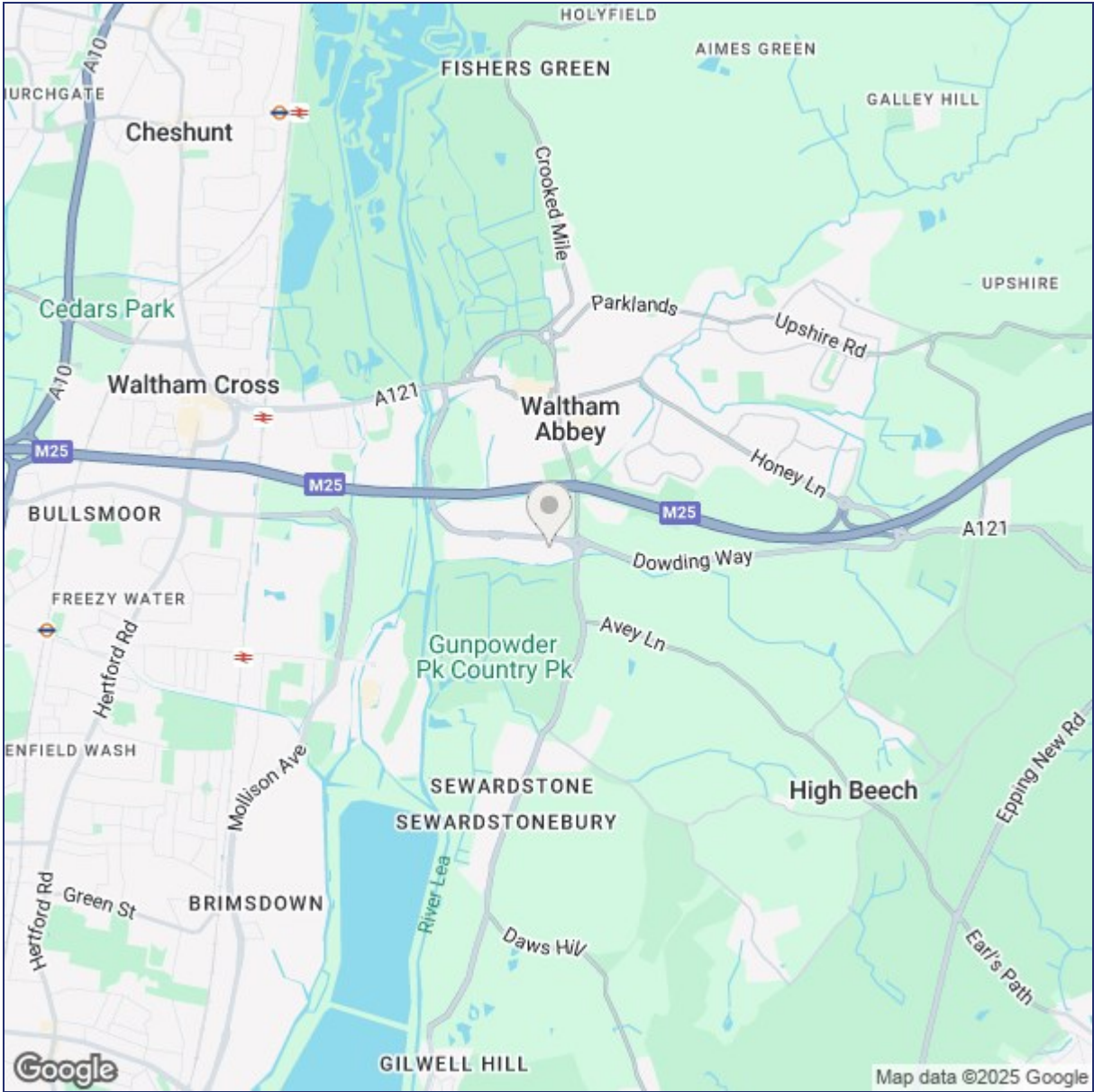
GARAGE

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("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.

