

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

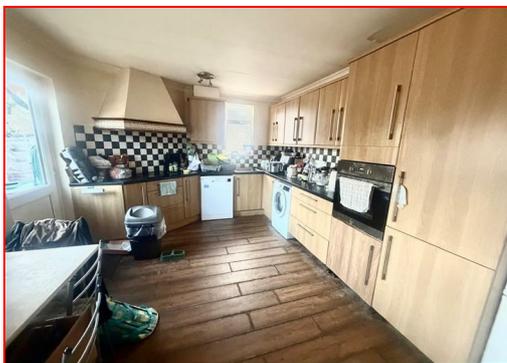
T: 01992 652006
www.kings-group.net



Honey Lane, EN9 3AX



Offers In The Region Of £550,000 Freehold



Kings Group – Waltham Abbey are delighted to present this three-bedroom end-of-terrace bungalow for sale, located on the highly sought-after Honey Lane.

The property offers a fantastic opportunity for buyers looking to put their own stamp on a home, as it requires some updating but offers a wide scope for improvement and development (STPP).

Accommodation comprises a welcoming entrance hallway leading to a spacious living room and a kitchen/diner fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks. There are three well-proportioned bedrooms and a family bathroom with a three-piece white suite.

Externally, the property boasts a substantial rear garden, partly paved and partly laid to lawn, offering excellent outdoor space and further potential to extend (subject to planning). To the side, there is a garage, and the large driveway to the front provides off-street parking for up to 4-5 cars.

Situated in a prime Waltham Abbey location, the property benefits from easy access to local shops, schools, and amenities, as well as excellent transport links to the M25, A10, and Waltham Cross Station, providing convenient routes into London and surrounding areas.

For further information or to arrange a viewing, please contact Kings Group – Waltham Abbey on 01992 652006



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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 152 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

BEDROOM 1 13'04 x 11'01

BEDROOM 2 13'04 x 10'11

BEDROOM 3 14'06 x 11'01

BATHROOM 10'10 x 4'10

KITCHEN 14'06 x 11'01

LIVING ROOM 24'02 x 11'00

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

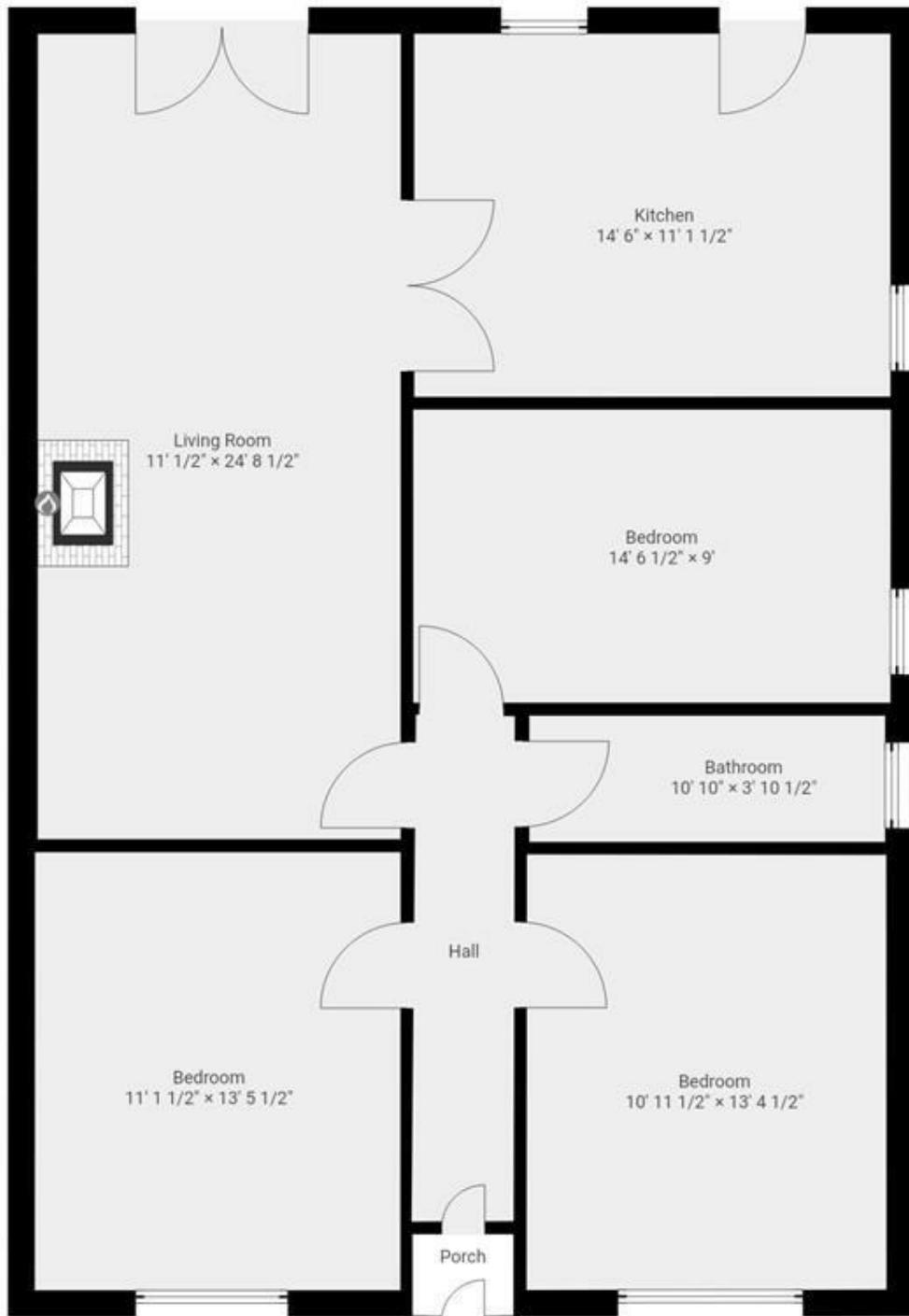
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



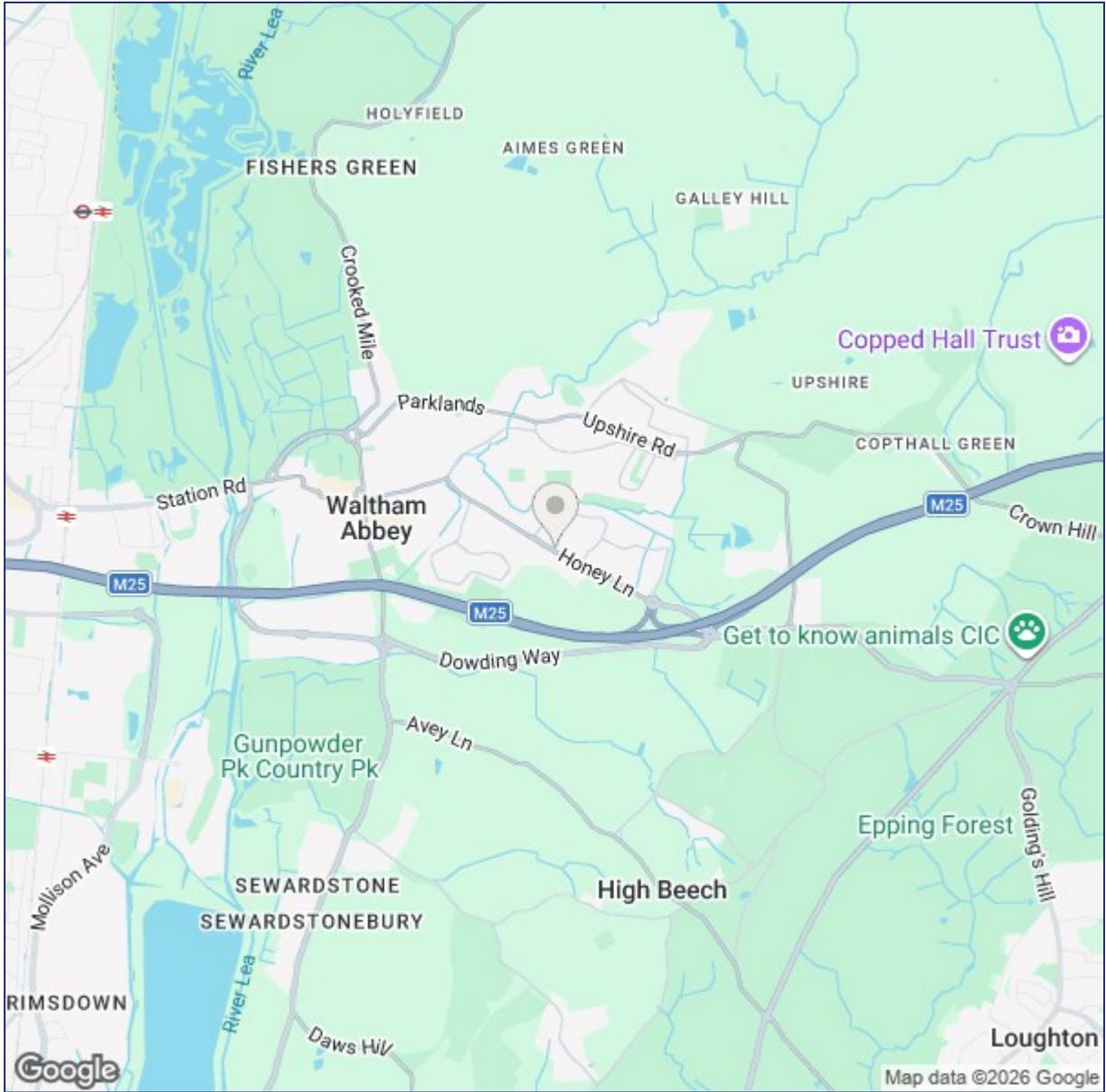


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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 EU Directive 2002/91/EC		England & Wales 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.

