

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Paternoster Hill, EN9 3JY



Asking Price £475,000 Freehold



Kings Group Waltham Abbey is delighted to present this three-bedroom semi-detached family home to the market.

The ground floor features an entrance hallway leading to a bright and spacious through-lounge. A rear extension provides an additional dining room, while the galley kitchen and downstairs W.C. complete this level.

Upstairs, you'll find two generous double bedrooms, each offering ample space for wardrobes, along with a well-proportioned single bedroom and a fully tiled family bathroom.

Externally, the rear garden is part paved and laid to lawn, with side access leading to the garage. The front driveway provides off-street parking for multiple vehicles.

Ideally located, this property is just a five-minute drive from Waltham Abbey's historic market town centre, offering a range of amenities. Additionally, Waltham Cross British Rail Station and Junction 26 of the M25 are both within a ten-minute drive, making it perfect for commuters.

Whether you're a first-time buyer or looking to upsize, this home is a fantastic opportunity.

Call 01992 652 006 today to arrange a viewing and avoid disappointment!

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM 25'11 x 10'10

DINING ROOM 16'10 x 8'1

KITCHEN 7'11 x 7'8

DOWNSTAIRS W.C

LANDING

BEDROOM 10'6 x 11'5

BEDROOM 10'6 x 11'2

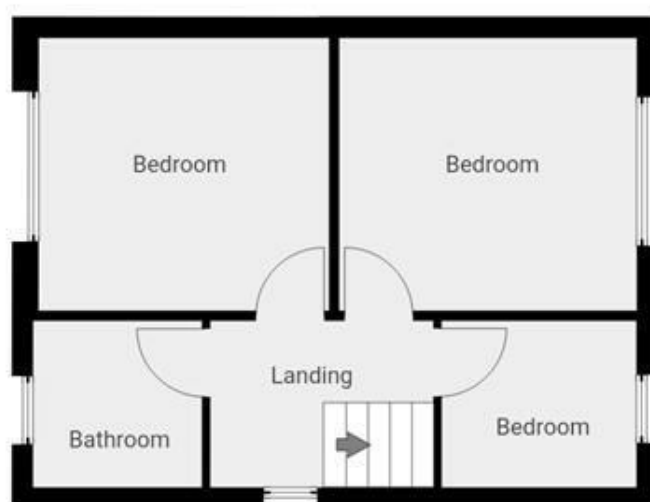
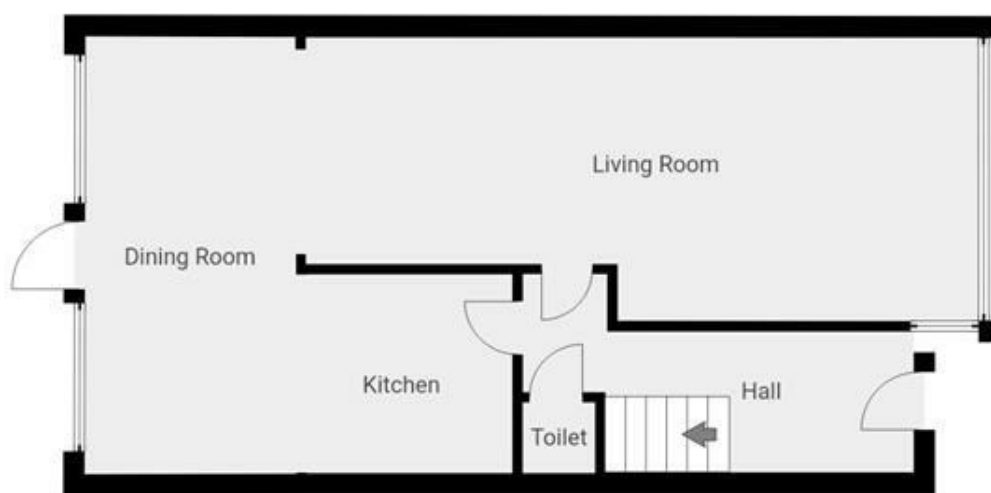
BEDROOM 7'6 x 6'5

BATHROOM

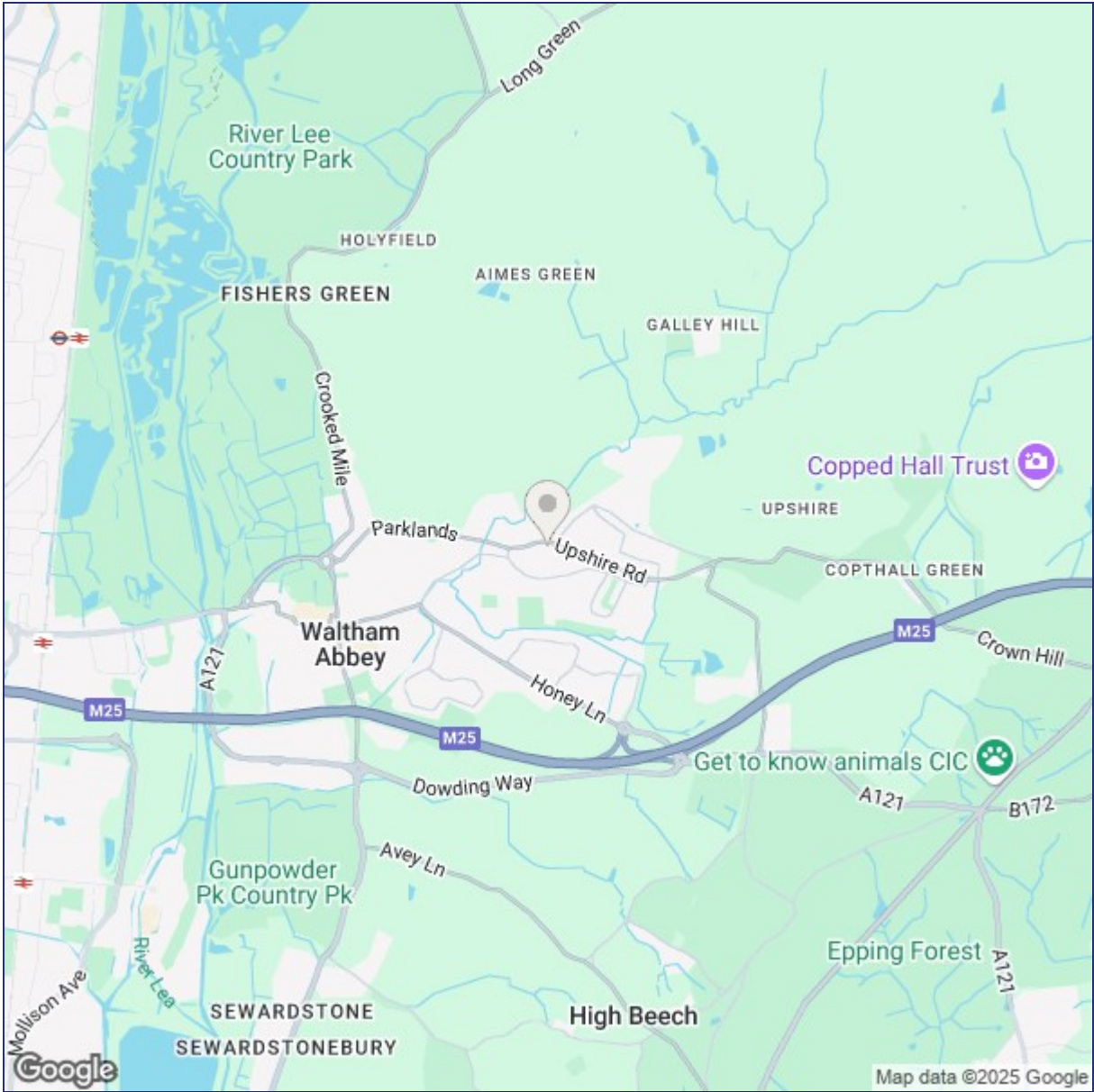
GARAGE 6'6 x 6'5

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.

