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Sewardstone Street, EN9 1JA5



Asking Price £360,000 Freehold



Kings Group are pleased to present this three-bedroom terraced home, ideally located in a central town position close to the historic Market Square, the Abbey Church, and nearby gardens. The property is well placed for access to local amenities while still offering a sense of residential privacy.

The ground floor comprises an entrance hall with stairs leading to the first floor, a front reception room with a Yorkstone fireplace and front aspect outlook, and a rear kitchen and dining area with direct access to the rear garden. The layout provides a practical flow between living and dining spaces.

To the first floor, the L-shaped landing provides access to the loft space, three bedrooms, a bathroom, and a separate WC. The main bedroom is positioned to the front of the property and includes a built-in wardrobe. The second bedroom overlooks the rear garden and features a built-in cupboard housing the boiler and water tank. The third bedroom is a single room with storage over the stair bulkhead.

Externally, the property offers a rear garden laid to lawn and a front cobbled garden, which is to remain as existing. Further features include Georgian-style double glazing and gas central heating throughout.

Viewing is recommended.

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

Broadband (estimated speeds)
Standard 11 mbps
Superfast 115 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 13'6" x 13'

KITCHEN DINER 20'8" x 9'6"

LANDING

BEDROOM 13'4" x 12'0"

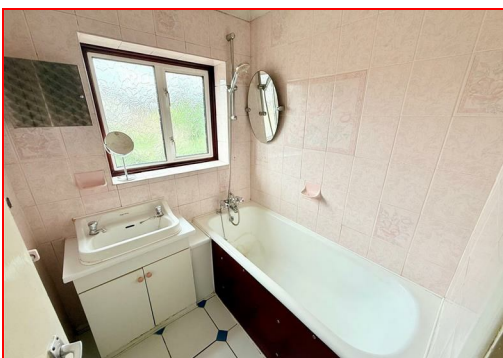
BEDROOM 12'0" x 9'7"

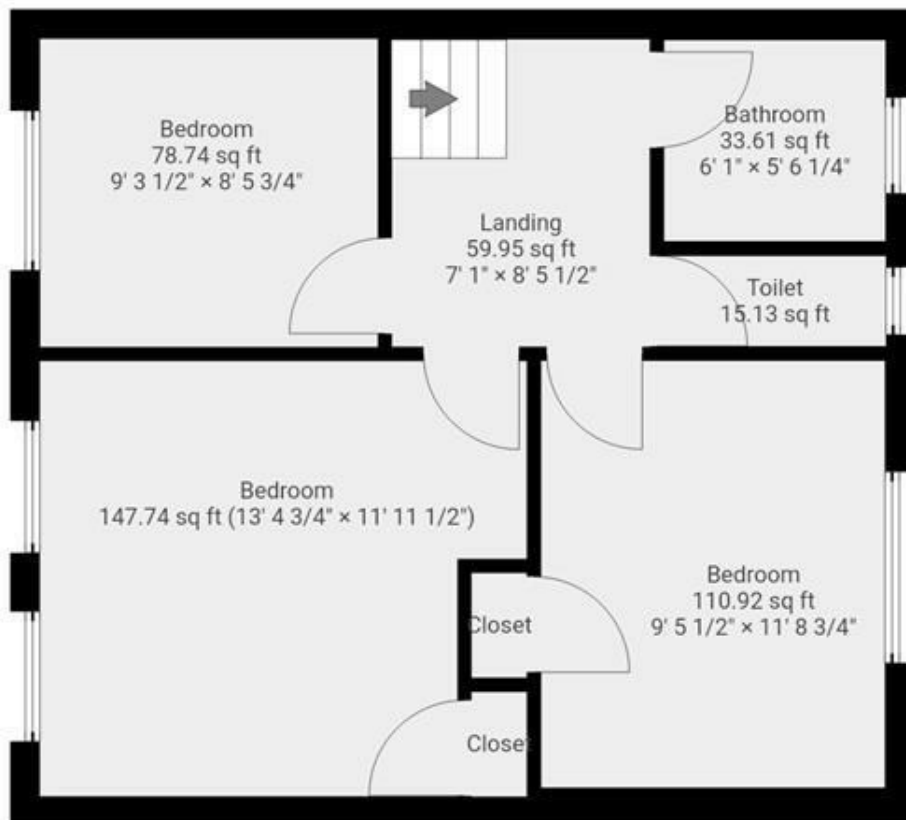
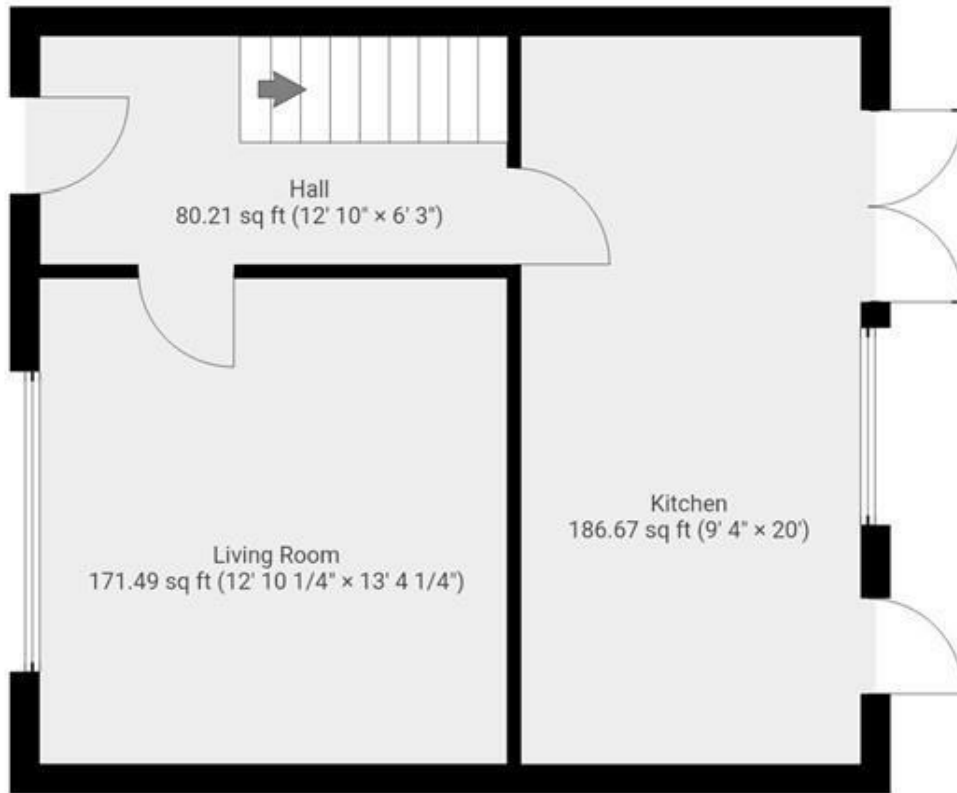
BEDROOM 9'6" x 8'2"

BATHROOM 5'8" x 5'3"

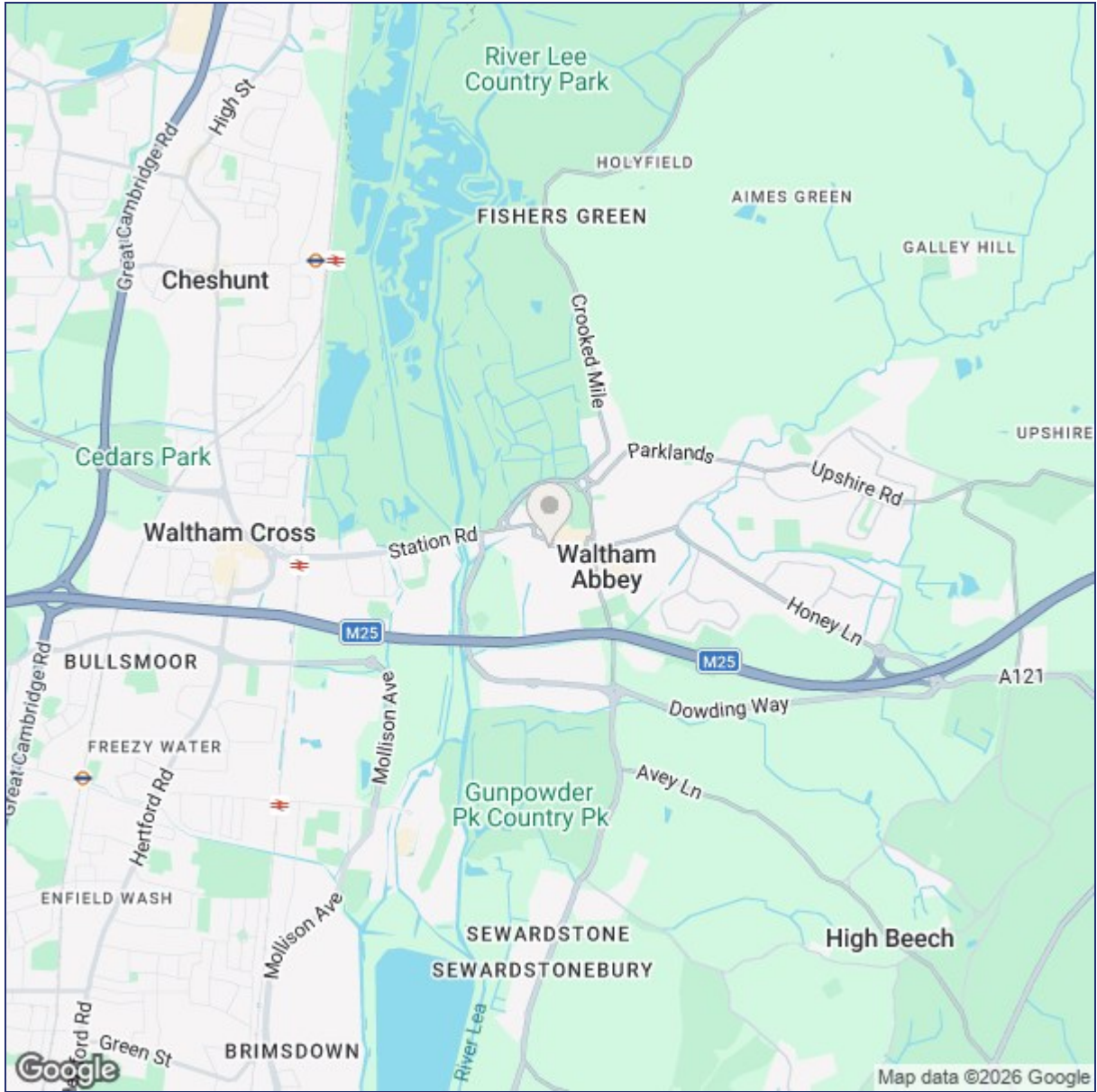
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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

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

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