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## Waltham Way, E4 8AW



**Asking Price £550,000 Freehold**





#### PANORAMIC VIEWS!

Kings are delighted to present this extended four-bedroom family home, perfectly positioned to enjoy far-reaching views to both the front and rear.

The ground floor features a spacious through lounge with bay-fronted double-glazed windows, alongside a second generous reception room to the front. The kitchen is fitted with cream-coloured base and eye-level units, an integrated oven and hob with extractor above, and tiled flooring throughout.

On the first floor, there are three well-proportioned bedrooms with fitted wardrobes, together with a fully tiled family bathroom. The second floor is home to the impressive main bedroom, complete with its own en-suite shower room and a Juliette balcony that makes the most of the stunning views.

Externally, the rear garden is mainly paved and provides access to a garage, while the front of the property offers off-street parking for one vehicle.

This wonderful home must be viewed to be fully appreciated. Call us today on 0208 524 7444 to arrange your viewing.

Mobile (based on calls indoors)

O2 Average

EE Average

Three Average

Vodafone Average

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

**LOUNGE 11'01 x 13'06**

**2ND RECEPTION 10'05 x 22'01**

**KITCHEN 7'03 x 12'05**

**BEDROOM 6'01 x 8'09**

**BEDROOM 10'07 x 13'02**

**BEDROOM 9 x 14'09**

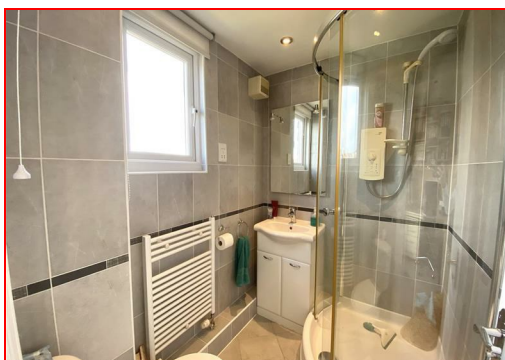
**BATHROOM 7'07 x 7'03**

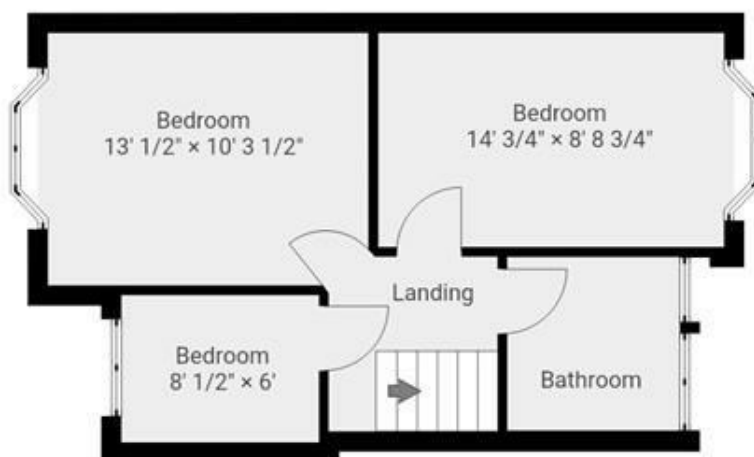
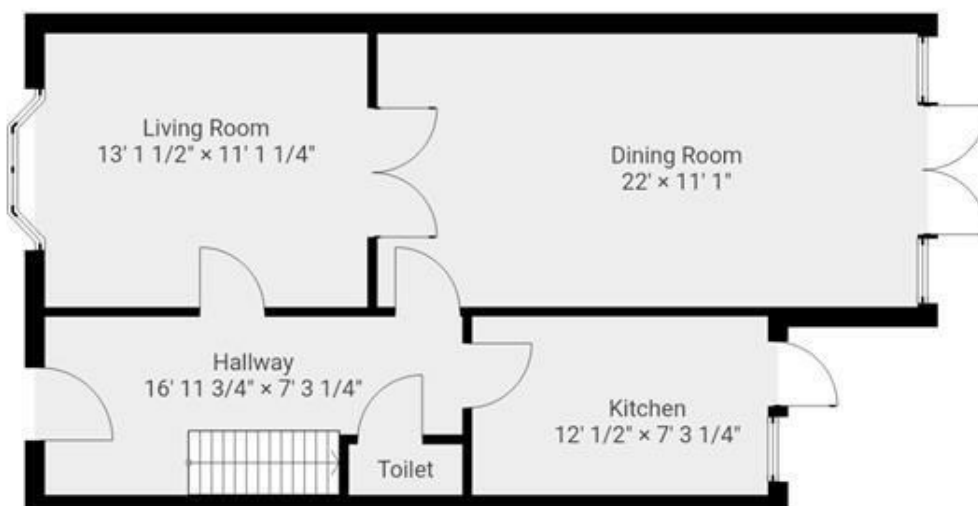
**BEDROOM 13'11 x 16'01**

**SHOWER ROOM 6 x 4'09**

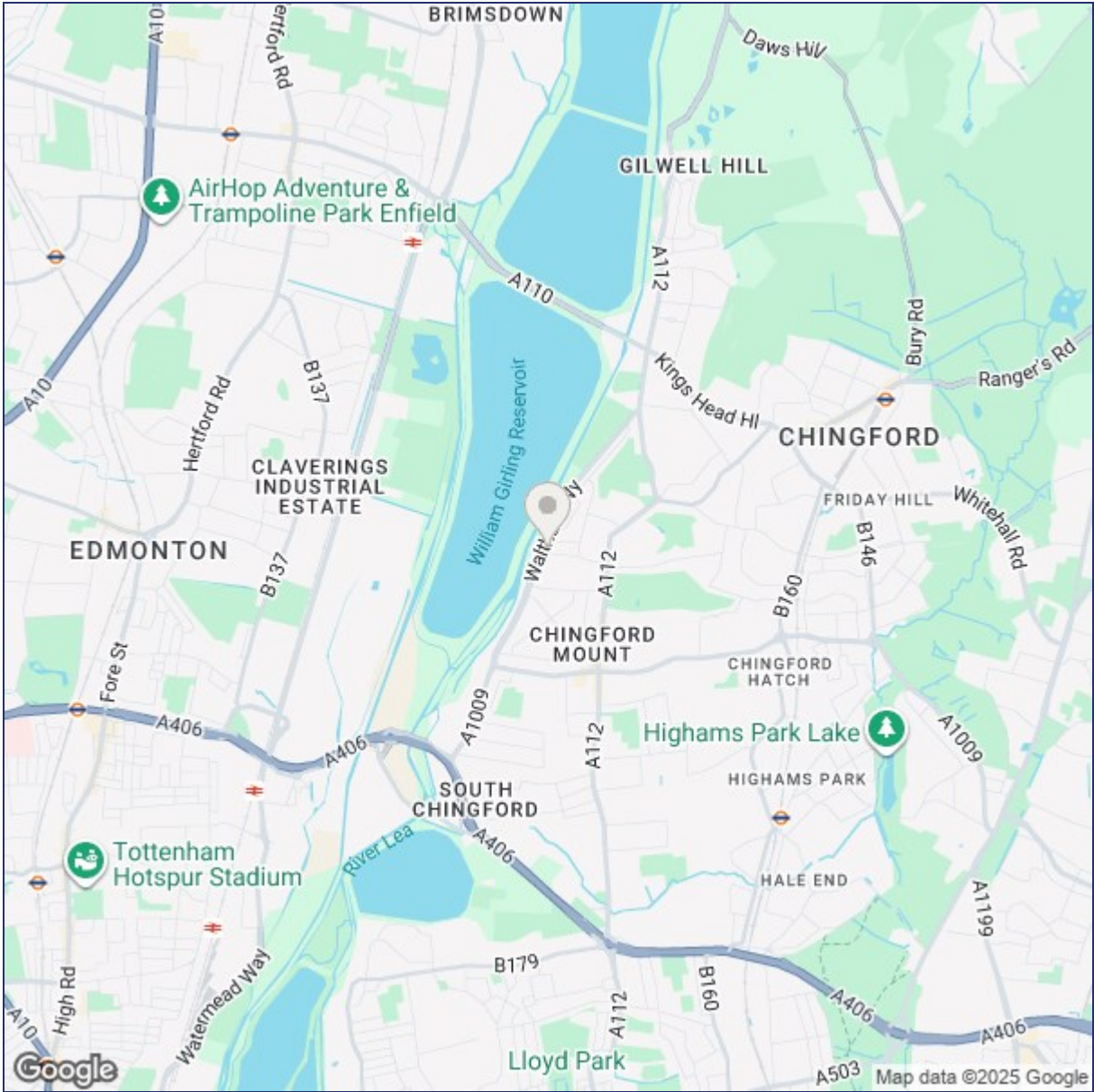
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>85</b>	(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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").

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