

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Greenfield Street, EN9 1HJ



**Asking Price £375,000 Freehold**





## 2 BEDROOM PERIOD COTTAGE – CHAIN FREE!

Kings Group – Waltham Abbey are delighted to present this charming two-bedroom Victorian cottage, perfectly located just moments from Waltham Abbey Town Centre.

This home benefits from both front and side access and offers generous living accommodation throughout. Upon entering, you are welcomed into a bright and spacious living/dining room, finished with wooden flooring and a feature fireplace.

The ground floor also boasts a stylish shaker-style kitchen, turquoise tiled splashbacks, and a range of base and wall units. To complete the downstairs, there is a well-presented family bathroom.

Upstairs, you will find two excellent double bedrooms, with the master benefiting from built-in storage. The second bedroom includes an adjoining space – ideal as a walk-in wardrobe, potential en-suite, or even a third bedroom.

Externally, the property enjoys a peaceful one-way street with ample parking to the front. To the rear, there is a low-maintenance garden, part-paved and part-lawn, perfect for entertaining and also providing rear access.

Situated just a five-minute walk from Waltham Abbey Town Centre, you are close to all local amenities. Excellent transport links are also within easy reach, with Waltham Cross British Rail Station just a short drive away.

This property is ideal for first-time buyers and must be viewed to appreciate the full scope and charm it has to offer.

Call Kings Group on 01992 652 006 to arrange your viewing today and avoid disappointment!

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

Broadband (estimated speeds)  
Standard 13 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**LIVING ROOM/DINER 22'05 x 11'04**

**KITCHEN 13'01 x 8'01**

**FAMILY BATHROOM 8'11 x 5'05**

**LANDING**

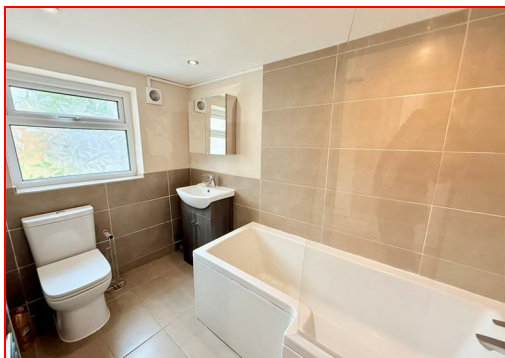
**MASTER BEDROOM 11'08 x 10'02**

**BEDROOM TWO 10'02 x 9'00**

**BEDROOM THREE 8'11 x 5'04**

### DISCLAIMER

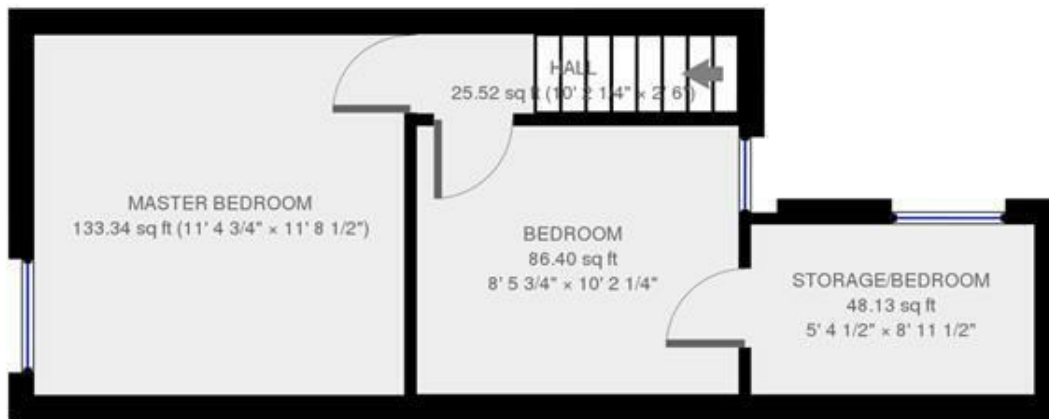
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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



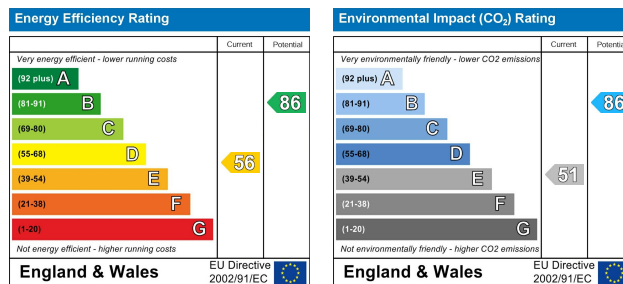
# Ground Floor



# 1st Floor



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



("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.

