

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Abbey Court, EN9 1RF



Asking Price £525,000 Freehold



Kings offer for sale this two-bedroom bungalow situated in a residential location in Waltham Abbey.

The property features gas central heating throughout. The layout includes a fitted kitchen and breakfast room with storage and a dining area. There is a good size lounge leading into a conservatory that serves as an additional reception room.

The accommodation consists of two bedrooms, one with fitted wardrobes. There is a fully tiled shower room.

Externally, the frontage features a driveway providing off-street parking for multiple cars, leading to a detached garage. To the rear of the property is a good sized garden with access to the garage.

The bungalow is located near local amenities and transport links.

Mobile (based on calls indoors)

O2 Good
EE Good
Three Good
Vodafone Good
Broadband (estimated speeds)
Standard 12 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH

HALLWAY 7'11 x 10'8

LIVINGROOM 17'6 x 14'10

KITCHEN 11'9 x 20'4

BATHROOM 5'6 x 8'5

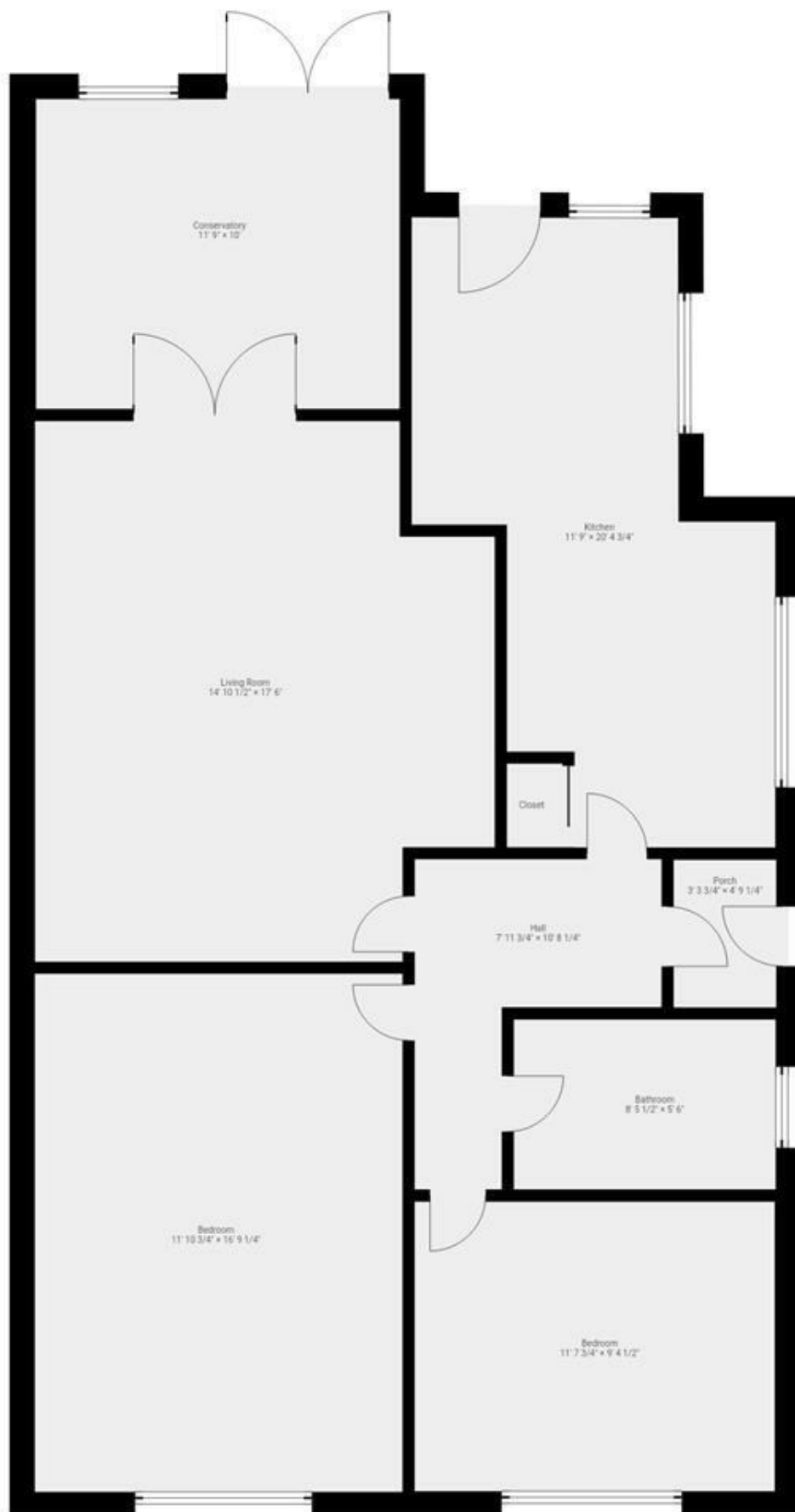
BEDROOM ONE 14'7 x 11'10

BEDROOM TWO 11'7 x 9'4

CONSERVATORY 11'9 x 4'8

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.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.

