

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

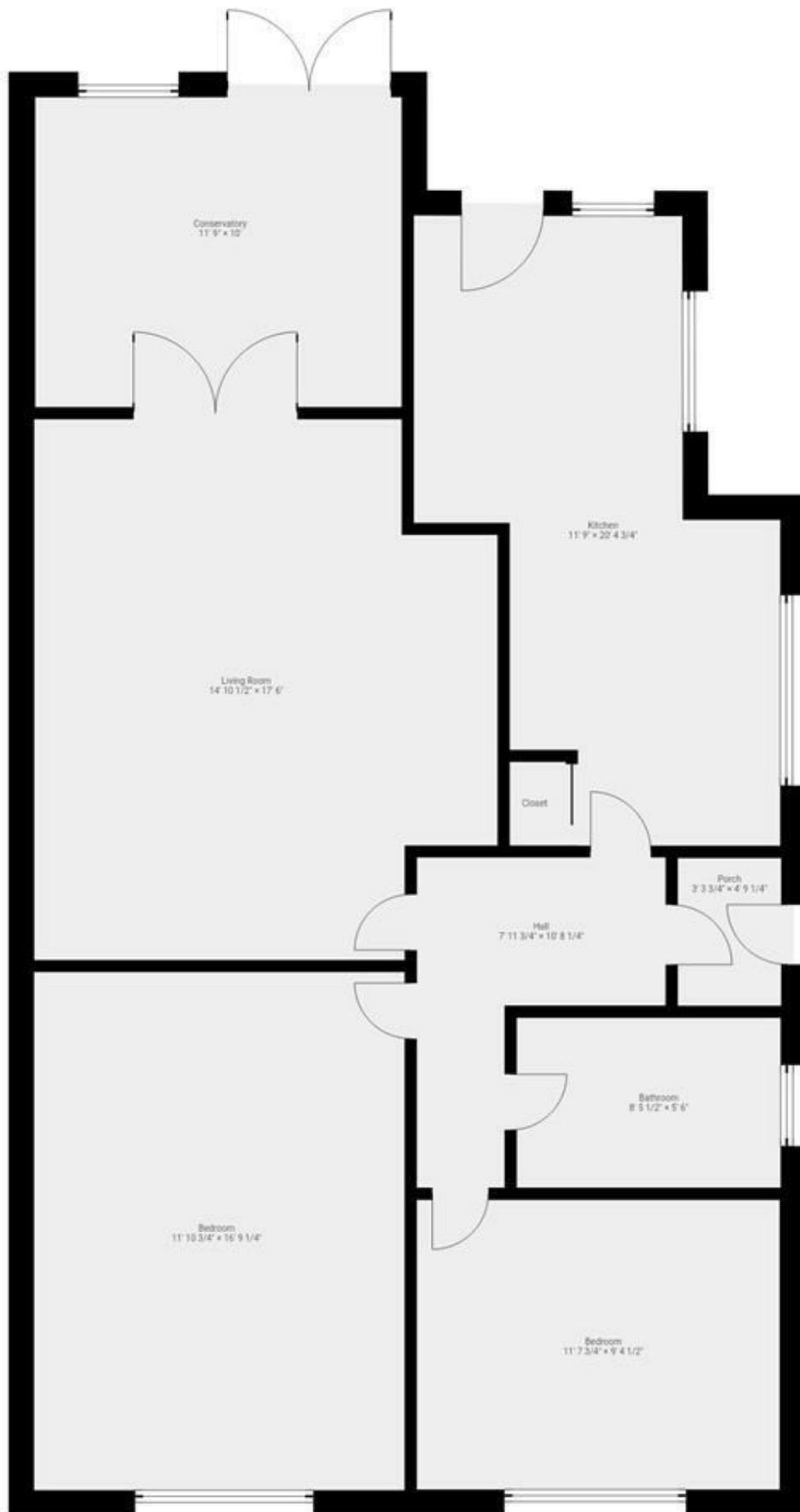
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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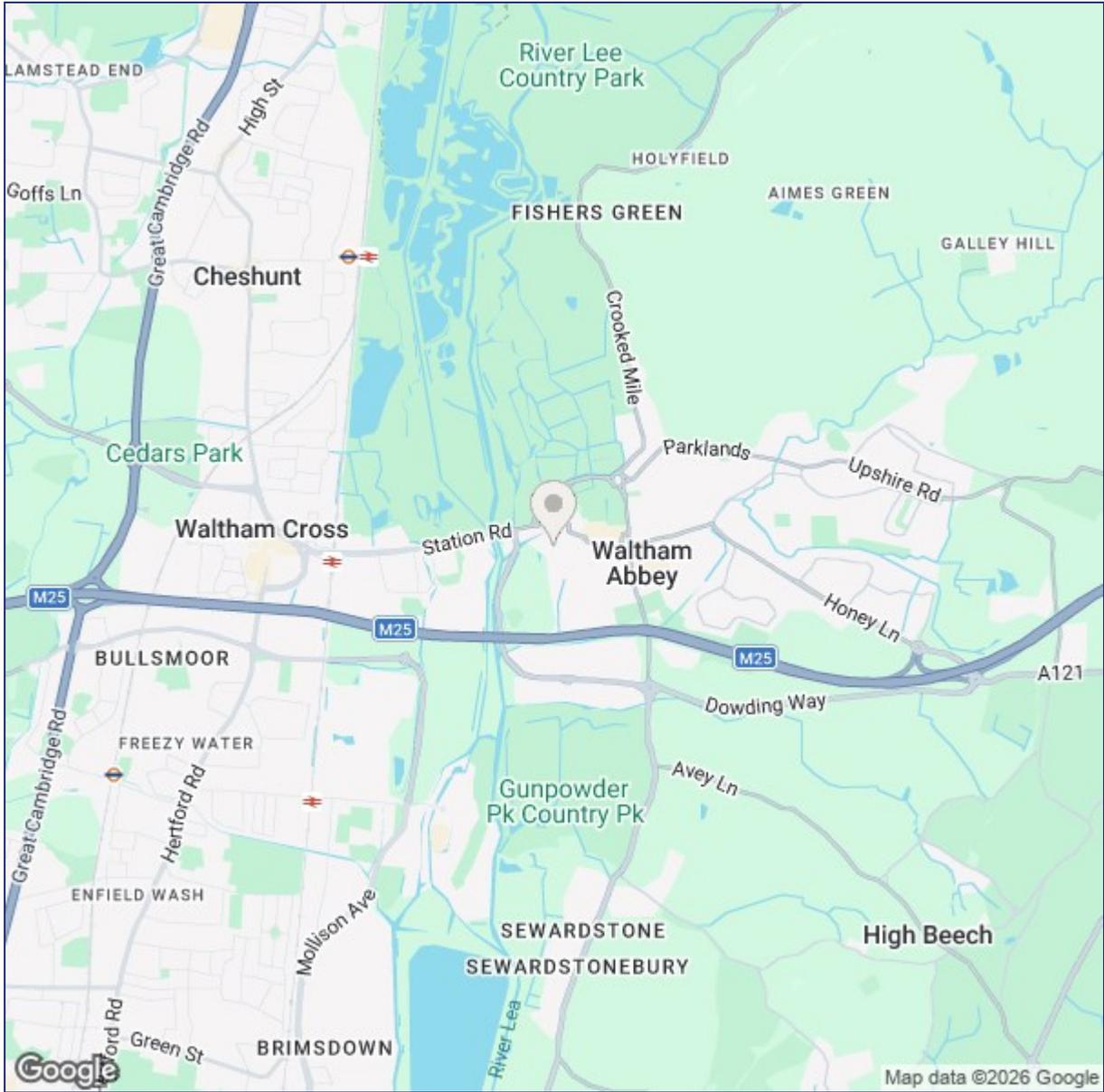


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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |             |   |           |
|---|---------|--|-------------|---|-----------|
|   | Current | Potential                                      |             | Current   | Potential |
| Very energy efficient - lower running costs |         |  |             | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) 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 <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |             | England & Wales   |           |
|   |         |  |             | EU Directive 2002/91/EC   |           |
|   |         |  |             |   |           |

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

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