

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Amesbury, EN9 3LG



**Offers In Excess Of £365,000 Freehold**

\*\*\* CHAIN FREE \*\*\*

Kings Group Waltham Abbey offer this one bedroom semi detached bungalow situated in a sought after location, close to Waltham Abbey town. The property comprises an entrance hallway leading into a reception room, which provides access to a conservatory at the rear, and a fitted kitchen with square top work surfaces, eye level units and integrated appliances. The accommodation further benefits from tiled flooring throughout and gas central heating.

Externally, the property offers off street parking and a double shed with electric supply. Ideally positioned for access to local shops, Waltham Cross station and the M25, the property is well located for both convenience and transport links.

Call Kings Group now on 01992 652 006 to arrange your viewing!

**Coverage**

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Average

Vodafone - Average

**Broadband (estimated speeds)**

Standard 3 mbps

Superfast 58 mbps

Ultrafast 1800 mbps

**Satellite & Cable TV Availability**

BT

Sky

Virgin

**PORCH**

**HALLWAY**

**LIVINGROOM 14'11 x 11'04**

**KITCHEN 7'11 x 8'06**

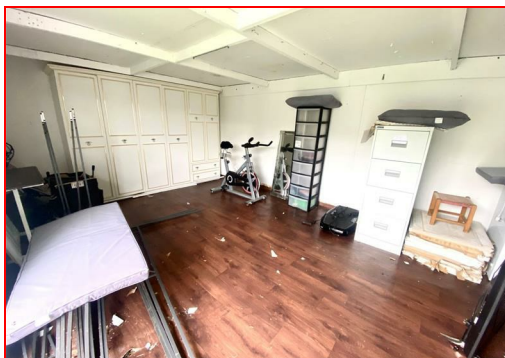
**BEDROOM 11'04 x 10'02**

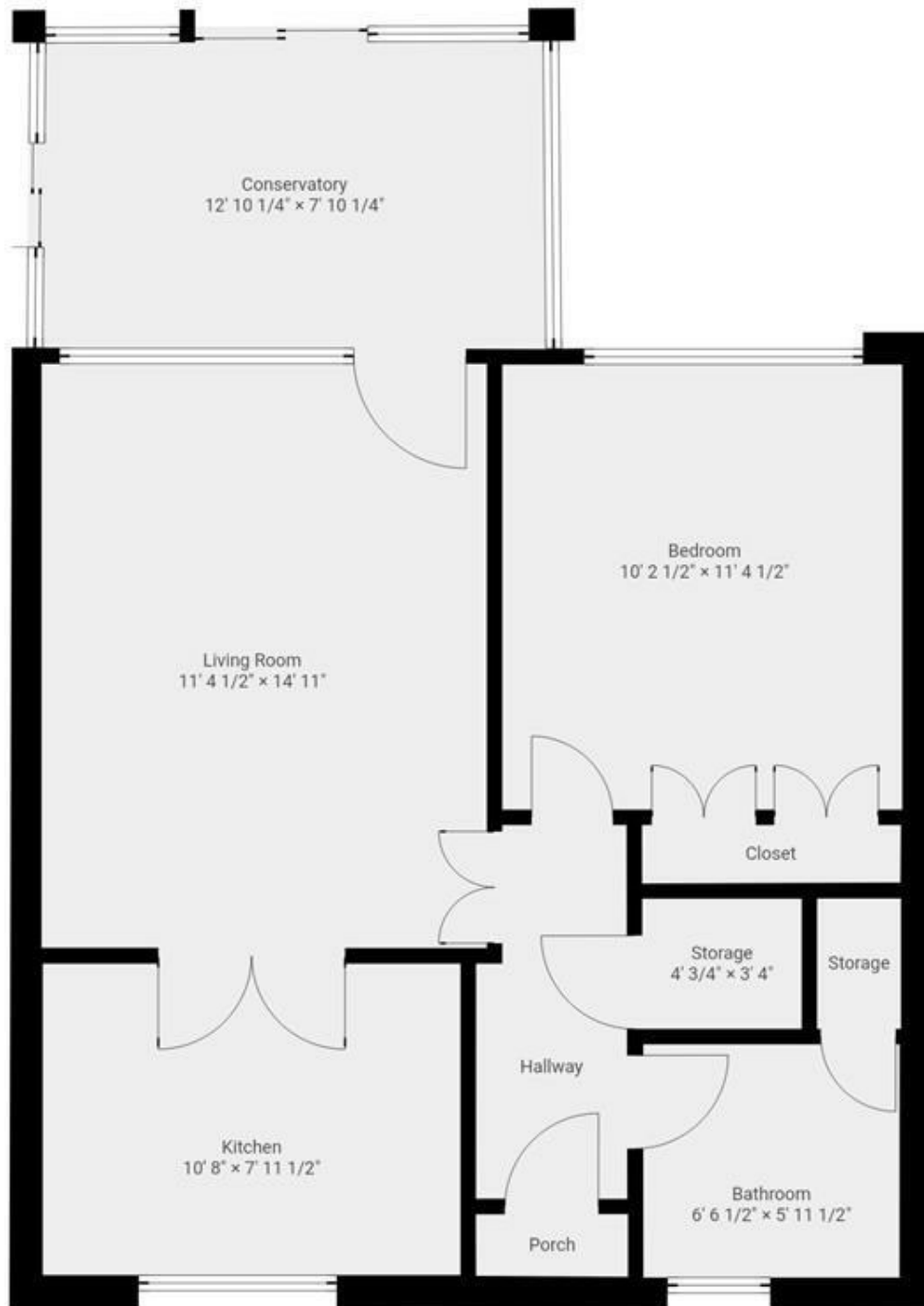
**BATHROOM 5'11 x 6'06**

**CONSERVATORY**

**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.



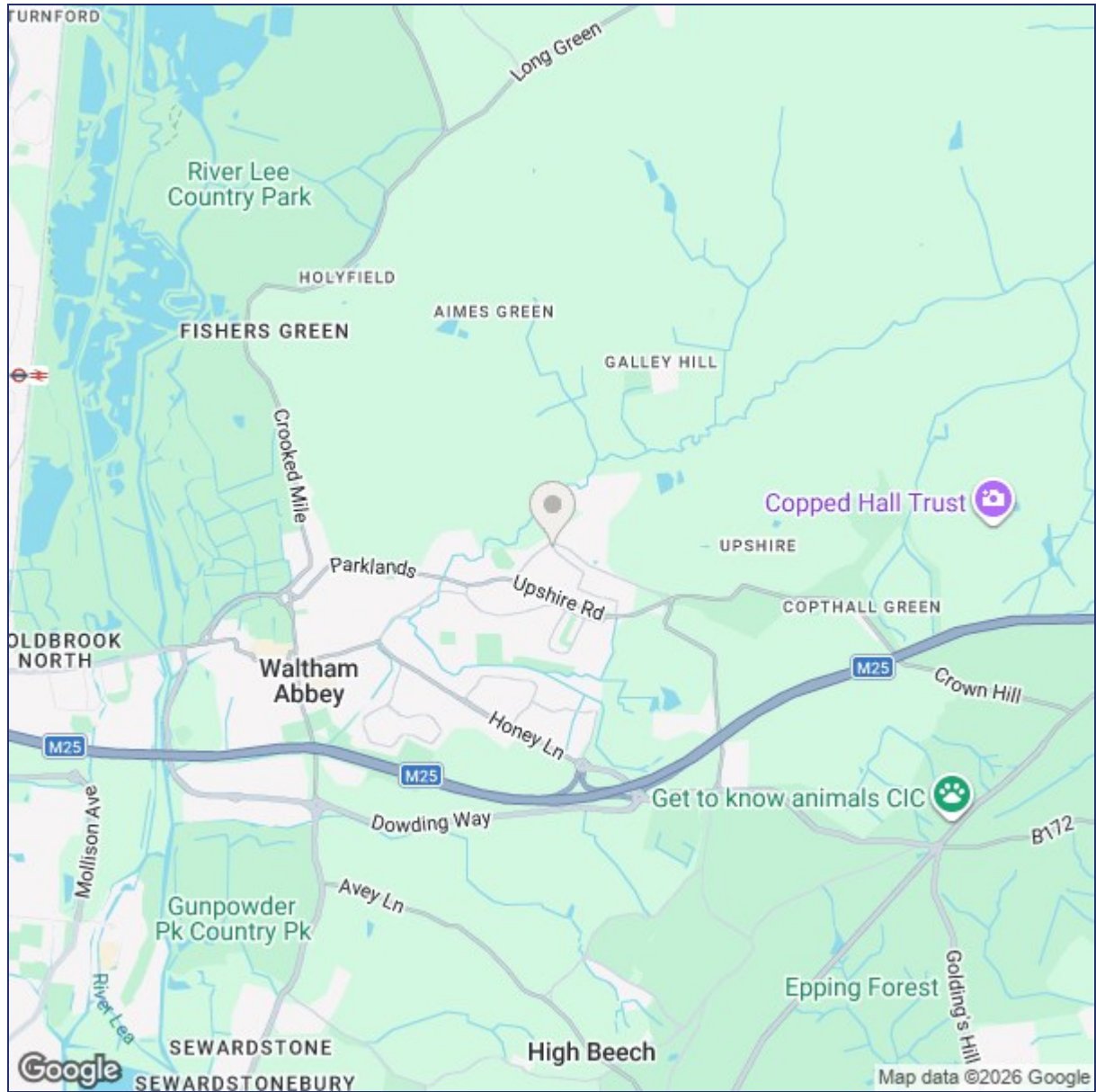


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) 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
		89	
		70	
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.

