

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Roundhills, EN9 1UP



**Asking Price £435,000 Freehold**



**DIRECT ACCESS TO OPEN PARKLAND** This three-bedroom mid-terrace residence offers a versatile layout designed to accommodate a variety of modern living requirements. A notable feature of the property is a separate reception room with its own independent front door and dedicated wash facilities, providing a flexible space suitable for a home office, studio, or guest suite.

The heart of the home features a white shaker-style kitchen, spacious through lounge and a contemporary family shower room to the first floor, with the comfort of another ground floor wc and gas central heating installed throughout. Positioned to take full advantage of its surroundings, the rear of the home backs onto open parkland, offering far-reaching views and a sense of openness.

The exterior comprises of a good size garden with access to parkland and off street parking to the front. The location is ideally suited for both local amenities and commuting, situated within close proximity to the historic Waltham Abbey market town and a selection of local shops. For those traveling further afield, the property provides excellent connectivity via the M25 and easy access to Waltham Cross station, offering direct rail links into London.

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

Broadband (estimated speeds)  
 Standard 3 mbps  
 Superfast 51 mbps  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT  
 Sky  
 Virgin

**PORCH**

**HALL**

**RECEPTION 15'4 x 7'5**

**LIVING ROOM 24'11 x 11'4**

**KITCHEN 10'8 x 8'6**

**DOWNSTAIRS W.C**

**LANDING**

**BEDROOM 13'6 x 11'11**

**BEDROOM 12' x 8'9**

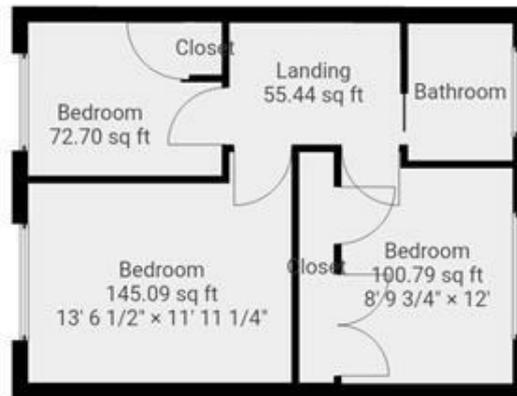
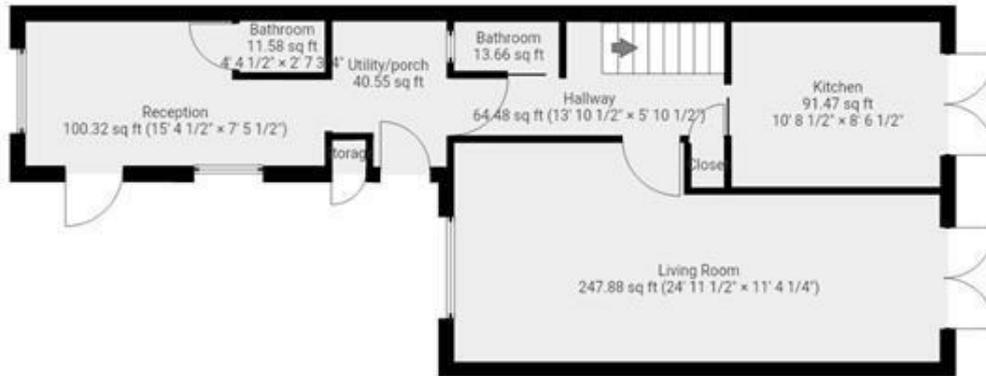
**BEDROOM**

**BATHROOM**

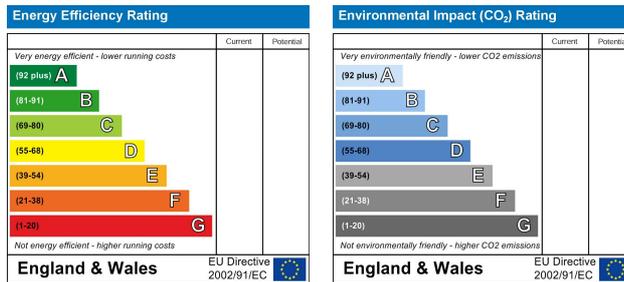
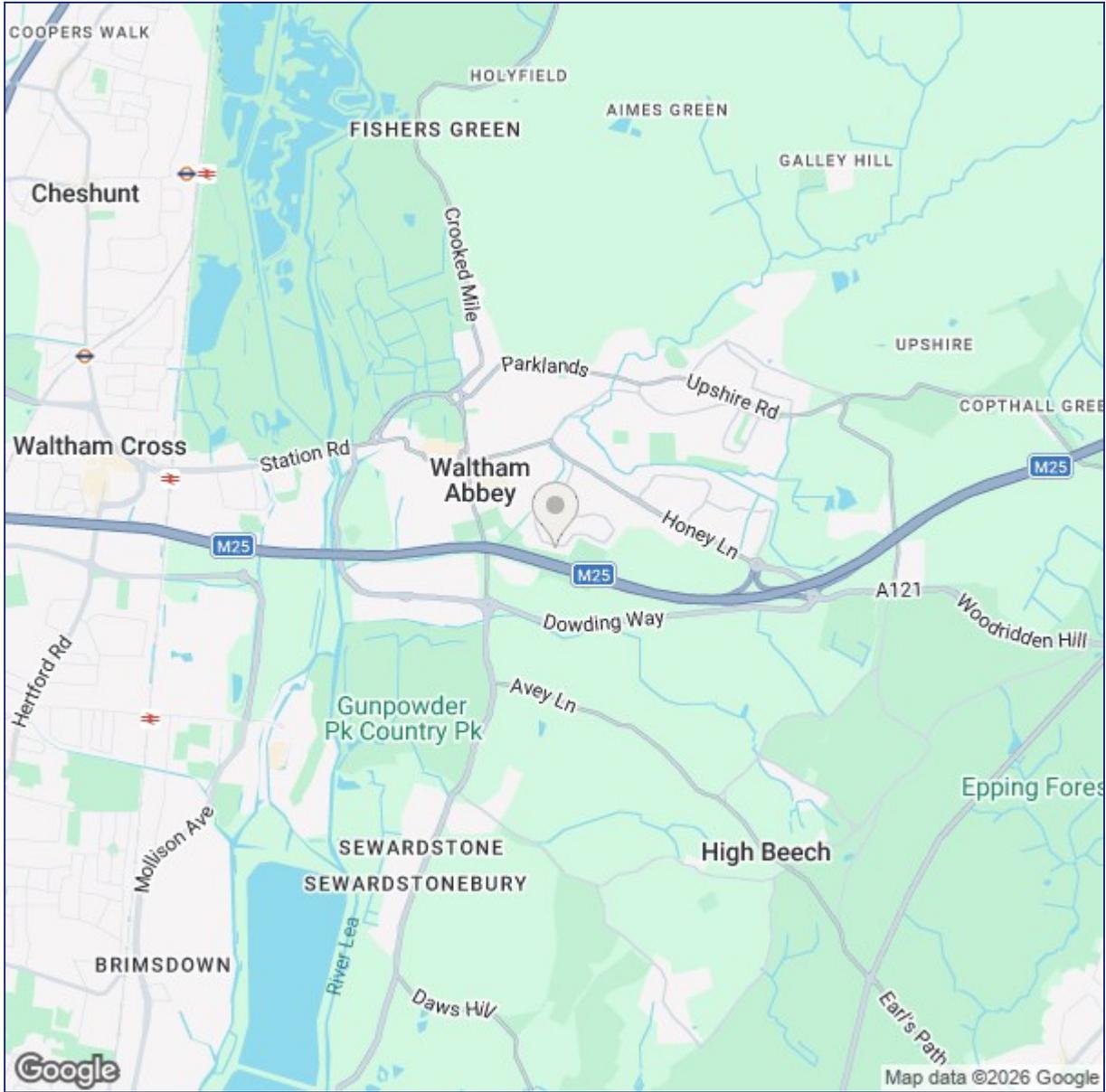
**DISCLAIMER**

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.
7. This is to confirm that in some instances AI may be used to include furnishings and augmentation of images





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA 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.

