

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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www.kings-group.net



Horseshoe Hill, EN9 3SN



Asking Price £600,000 Freehold



FAMILY HOME WITH A MULTIPLE OF USES!!!! Waltham Abbey are pleased to present this three-bedroom semi-detached home, located in the Horseshoe Hill area. Offering 1,814 square feet of internal space, this property is well-suited for families or those in need of additional room.

The ground floor includes a large reception room with space for both living and dining, a functional kitchen, and a convenient downstairs W.C. The layout supports practical day-to-day living and offers a good flow between living areas.

Upstairs, the property offers three bedrooms and a family bathroom, all well-proportioned and suitable for a variety of uses, including guest rooms or home office space.

Externally, the property features two outbuildings. The first is attached to the rear of the garage which boast an industrial style kitchen facility to include an extractor stainless steel base level units and sink unit, there is also an awning to cater for all weather. With the added benefit of toilet and shower facilities its an ideal outdoor area.

The main outbuilding is a self contained sizable office with kitchen and bathroom facilities ideal for the work from home. We have been informed by the vendor that this structure was built under permitted development over 9 years ago.

The driveway accommodates up to four vehicles, with a farmhouse style 2 car carport housing ample storage. With a woodburning fire wood built base level units with a butler sink and tiled splash backs.

The rear garden is ideal for a variety of outdoor uses and enjoys direct views of the surrounding woodland.

Situated within easy reach of Waltham Abbey town centre, local amenities, and transport links, this home offers a combination of space, functionality, and a peaceful setting.

Call Kings Group on 01992 652 006 to arrange your viewing – early interest is highly recommended.

HALL 19'2 x 5'11

LIVING ROOM 20'9 x 15'10

KITCHEN 14'1 x 8'6

LANDING

BEDROOM 13'10 x 10'11

BEDROOM 13'9 x 10'

BEDROOM 10'10 x 7'1

BATHROOM 8' x 6'3

GARDEN

OUTBUILDING / STORAGE

SHOWER ROOM

OUTBUILDING / OFFICE

TOILET

GARAGE

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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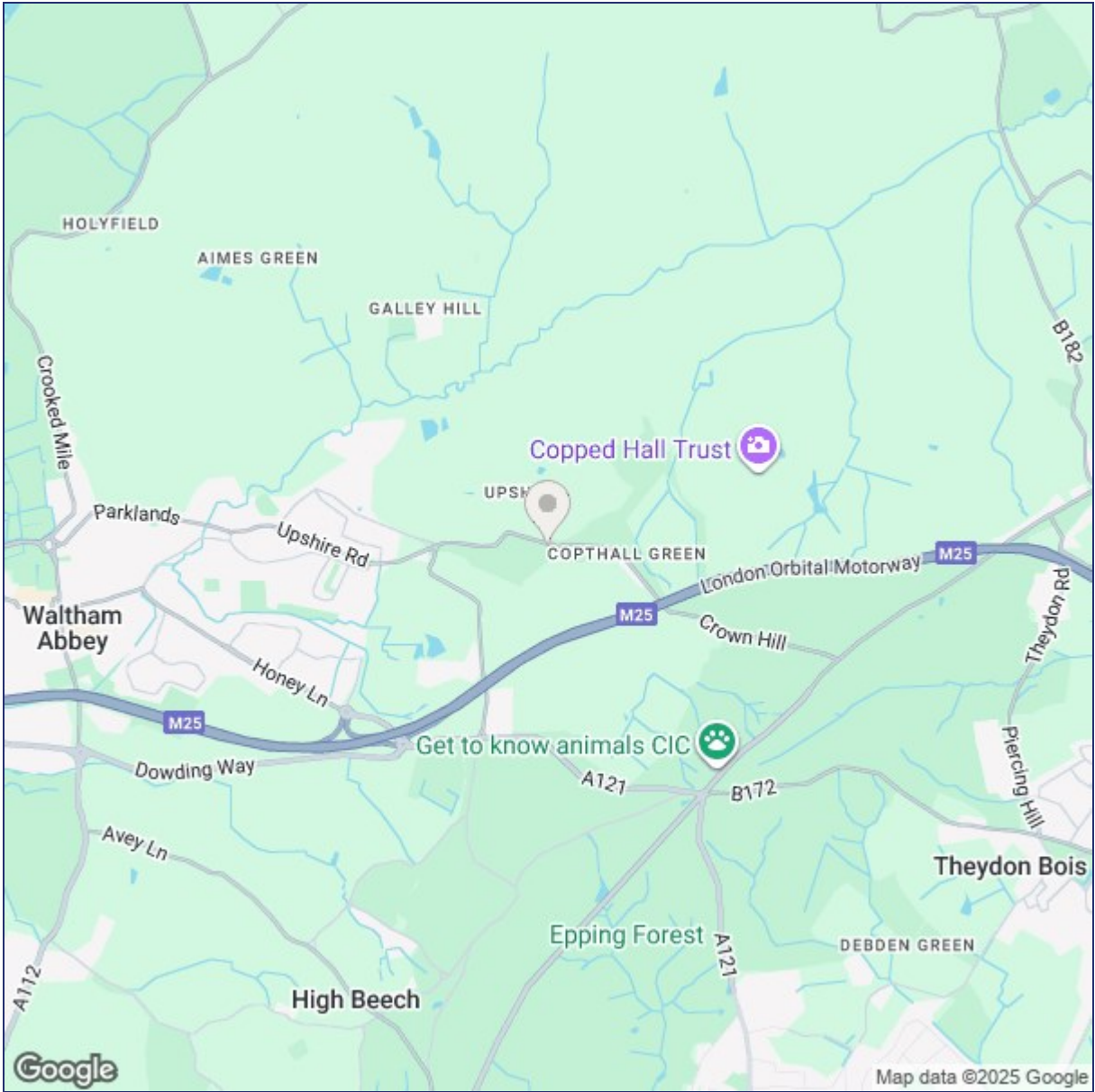
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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 ₂ 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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