

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Morris Court, EN9 3DX



£380,000 Freehold

3 BEDROOM MID-TERRACE HOUSE – MORRIS COURT, WALTHAM ABBEY

Kings Group Waltham Abbey are pleased to present this three bedroom mid-terrace house situated in the popular residential location of Morris Court, Waltham Abbey.

The property offers approximately 904 sq ft of well-balanced accommodation, making it an ideal purchase for first-time buyers, families, or investors alike.

On entry, the property provides a welcoming hallway leading to a well-proportioned reception room, offering a comfortable space for both relaxation and dining with good natural light throughout.

The kitchen is fitted with base and eye level units, roll top work surfaces, and tiled splashbacks, providing a practical and functional space with scope for personalisation.

To the first floor, there are three bedrooms comprising two double rooms and a further single bedroom, all benefitting from natural light and space for storage. The family bathroom is fitted with a bath, washbasin, and WC, and also benefits from a fully tiled separate shower cubicle, offering a practical and well-appointed space.

Externally, the property benefits from both front and rear outdoor space, with the rear garden offering a private area suitable for seating and outdoor enjoyment.

Morris Court is well located within Waltham Abbey, providing convenient access to local amenities, schools, parks, and transport links, along with good connections to surrounding areas and London commuter routes.

In summary, this well-proportioned three bedroom home offers generous living space in a sought-after location, making it an excellent opportunity for a range of buyers.

Call Kings Group to arrange your viewing and avoid disappointment - 0208 524 7444

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 97 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 13'8 x 12'2

KITCHEN 19'11 x 7'7

UTILITY 7'2 x 4'1

LANDING

BEDROOM 13'1 x 10'6

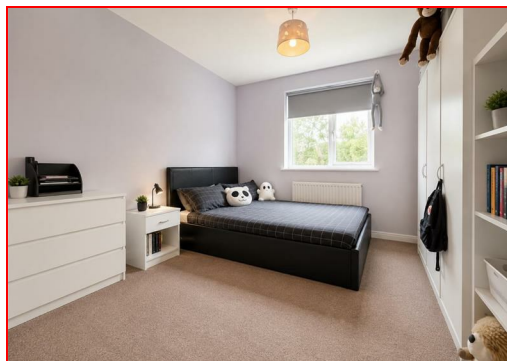
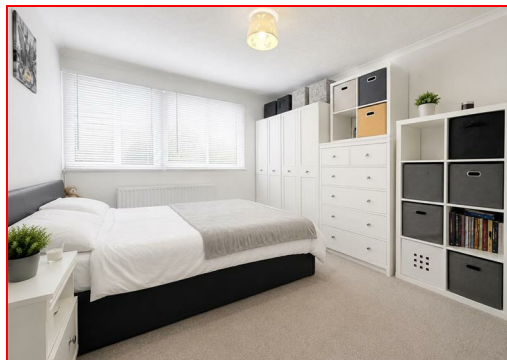
BEDROOM 13'1 x 10'1

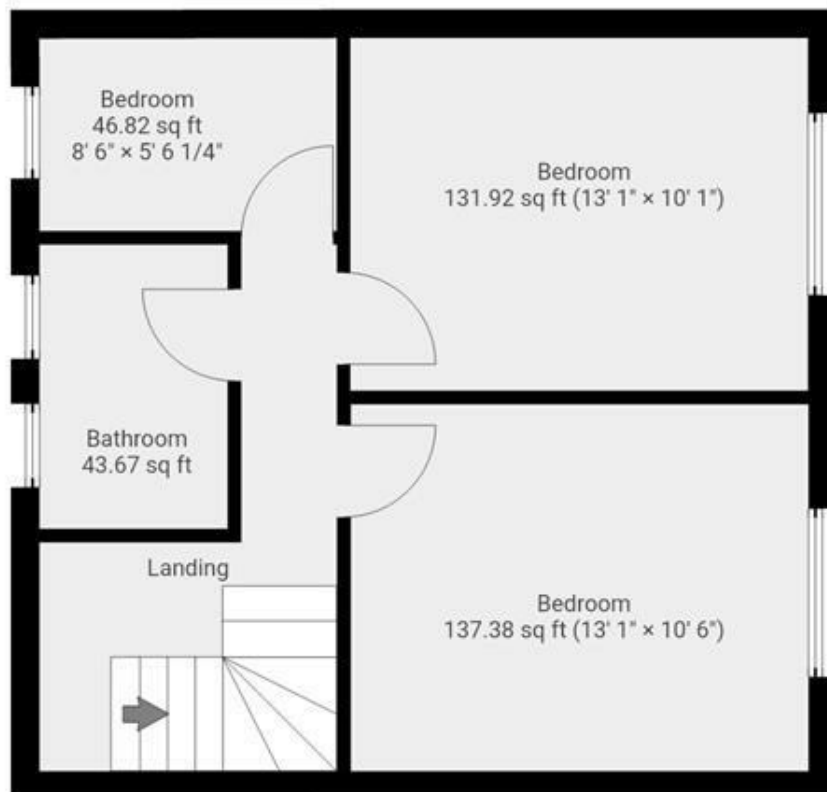
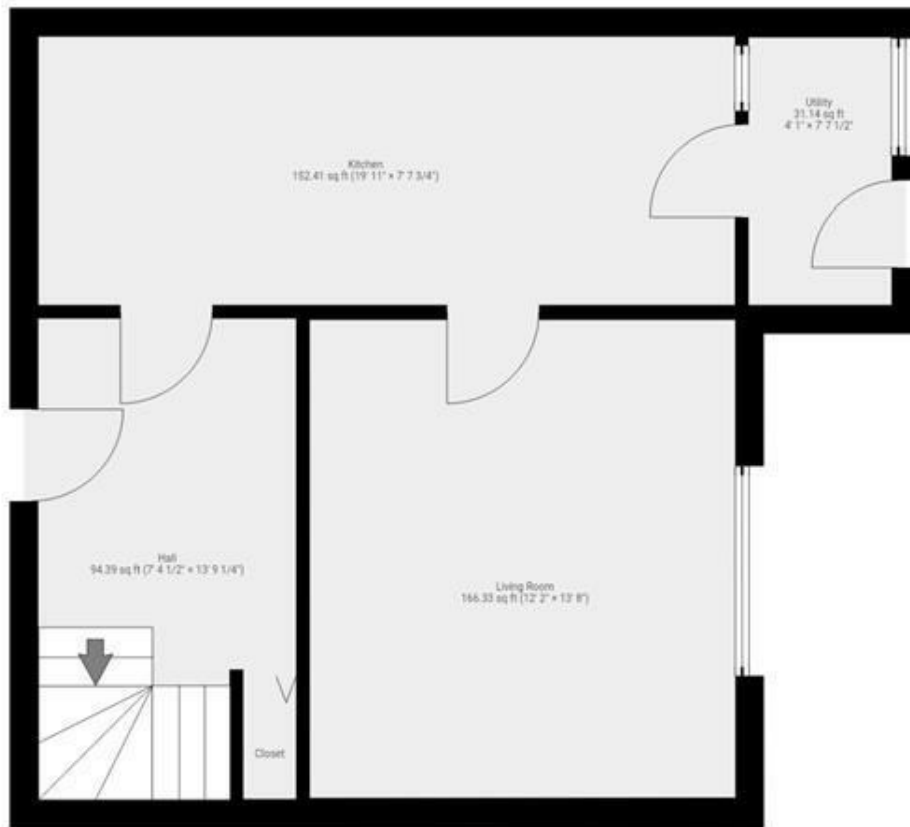
BEDROOM 8'6 x 5'6

BATHROOM

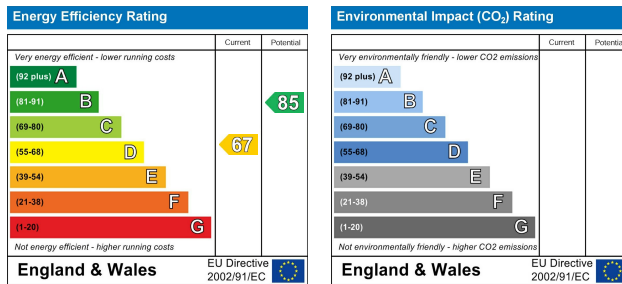
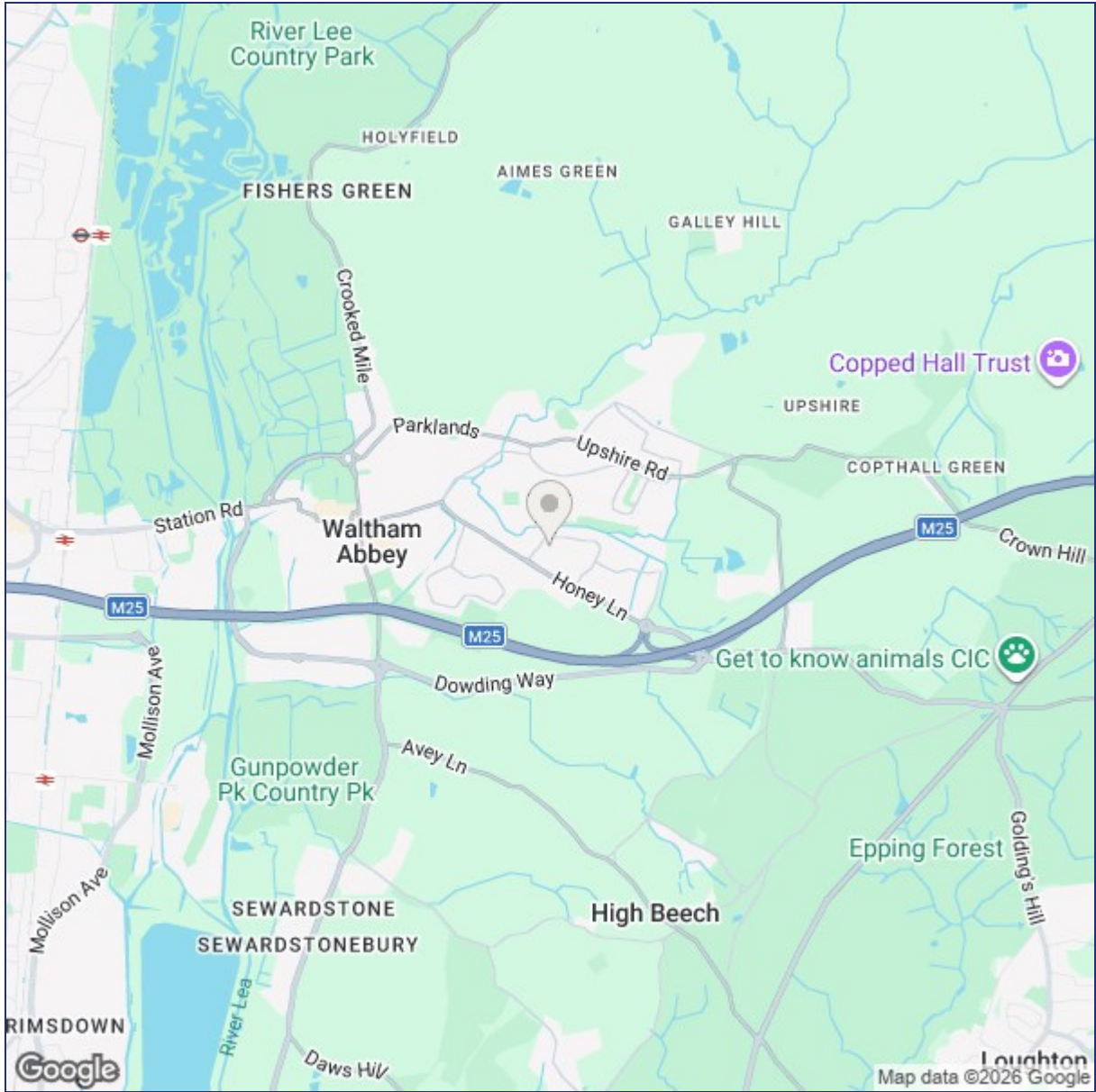
DISCLAIMER

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





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.

