

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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www.kings-group.net



Princesfield Road, EN9 3PG



Offers In Excess Of £170,000 Leasehold



Located within easy reach of the historic Waltham Abbey market town, this studio maisonette offers a practical layout complemented by a private outdoor space. The interior is maintained by gas central heating and double-glazed windows throughout, ensuring a consistent environment across all seasons.

The living area features a fitted wardrobe designed with a spacious area behind it, providing significant storage capacity while maintaining the room's proportions. Culinary needs are met by a fitted kitchen Diner finished with white gloss trim base and eye-level units, which include an integrated oven, hob, and extractor. The property also includes a modern bathroom updated with contemporary fixtures.

A distinct highlight of this home is the sole use of the garden, offering a private external area for the resident. Positioned for convenience, the location provides straightforward access to local shops, Waltham Cross station for commuting, and the M25 motorway network



Mobile (based on calls indoors)

- O2 Good
- EE Good
- Three Average
- Vodafone Average
- Broadband (estimated speeds)
- Standard 4 mbps
- Superfast 226 mbps
- Ultrafast 1000 mbps
- Satellite & Cable TV Availability
- BT
- Sky
- Virgin

HALLWAY

LIVING ROOM/ KITCHEN 14'00 x 9'08

BEDROOM 14'00 x 12'06

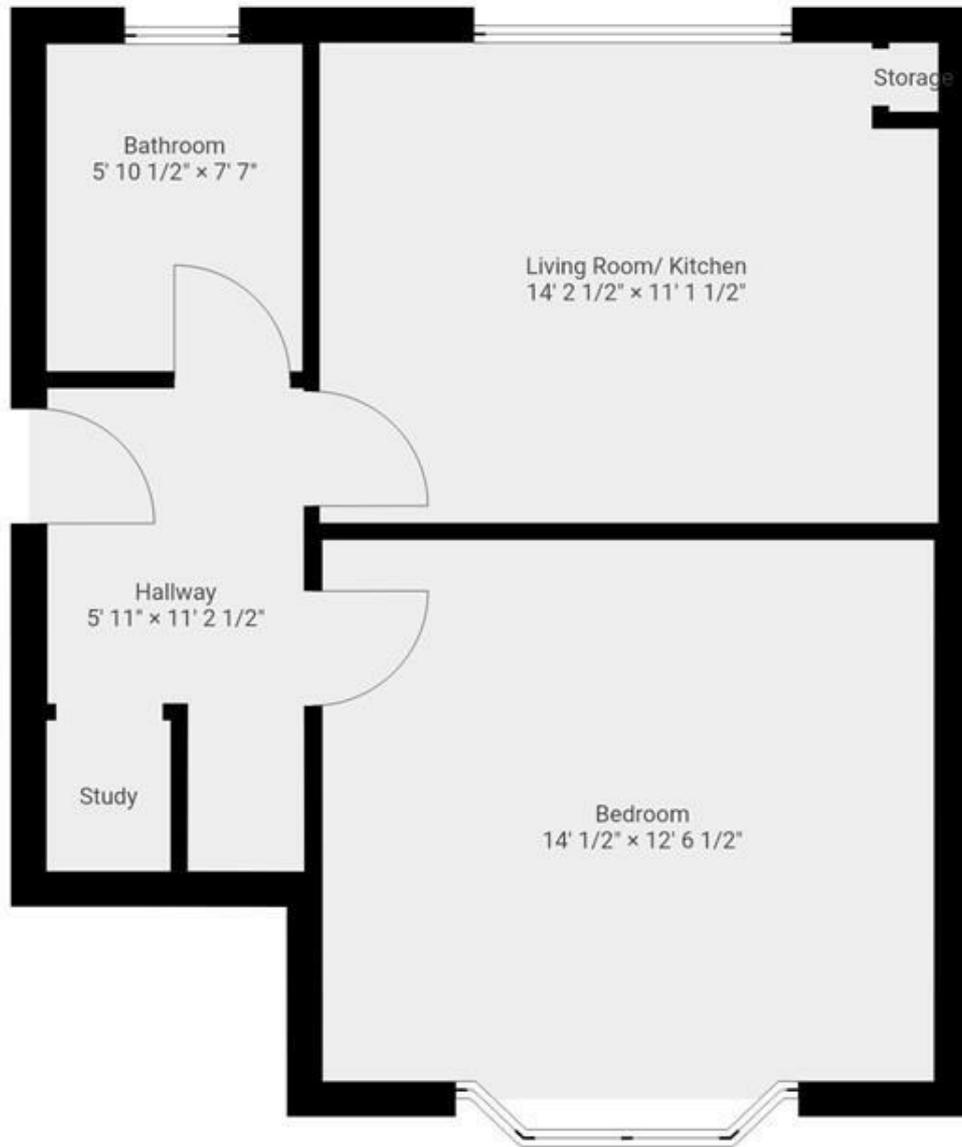
BATHROOM 5'10 x 7'2

GARDEN

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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
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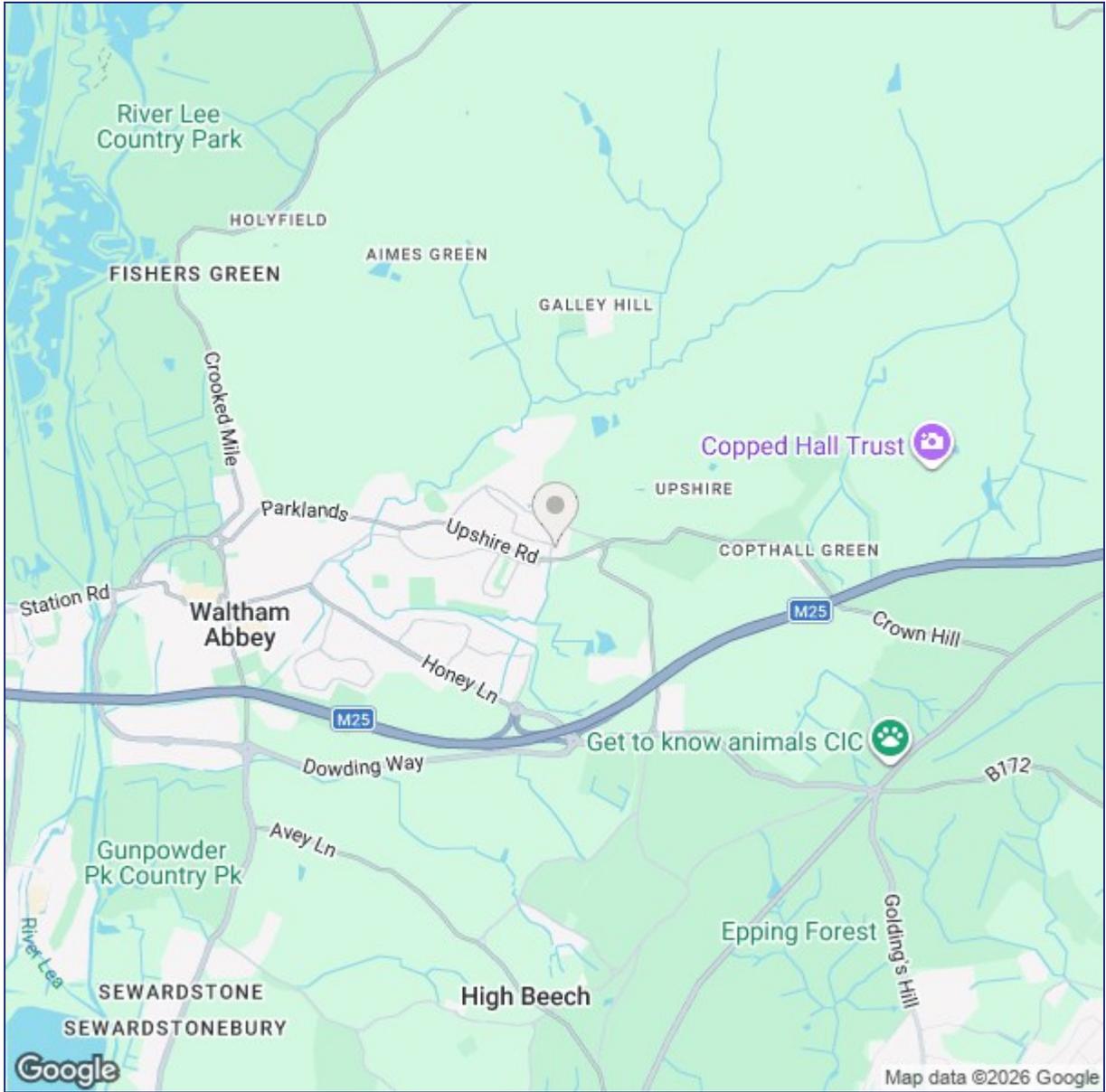


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

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