

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Windsor Wood, EN9 1LY



Offers In Excess Of £375,000 Freehold



Kings Group are delighted to present this attractive two-bedroom terraced home, ideally situated in the sought-after Windsor Wood development on Monkswood Avenue, EN9 – one of Waltham Abbey's most desirable residential roads.

This well-presented property boasts a modern, well-maintained fitted kitchen and a spacious extended lounge on the ground floor – ideal for both entertaining and everyday living. Upstairs offers two generously sized bedrooms and a contemporary, recently updated shower room.

Further benefits include an allocated off-street parking space and a peaceful, well-kept residential setting – making this the perfect choice for first-time buyers and those looking to downsize.

Early viewing is highly recommended – call Kings Group today on 01992 652006 for more information.

Mobile (based on calls indoors)

O2 Good

EE Average

Three Average

Vodafone Average

Broadband (estimated speeds)

Standard 6 mbps

Superfast -

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

Key Features:

- Two bedrooms
- Extended lounge
- Well maintained kitchen & shower room
- Allocated off-street parking
- Quiet residential location
- Close to local amenities & transport links

Please Note: The seller has advised that a service charge of £417 per annum applies.

LOUNGE 13'8 x 13'8

DINING ROOM 13'8 x 9

KITCHEN 8'10 x 6'11

BEDROOM 11'9 x 7

BEDROOM 13 x 10'8

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 WHATEVER IN RELATION TO THIS PROPERTY.

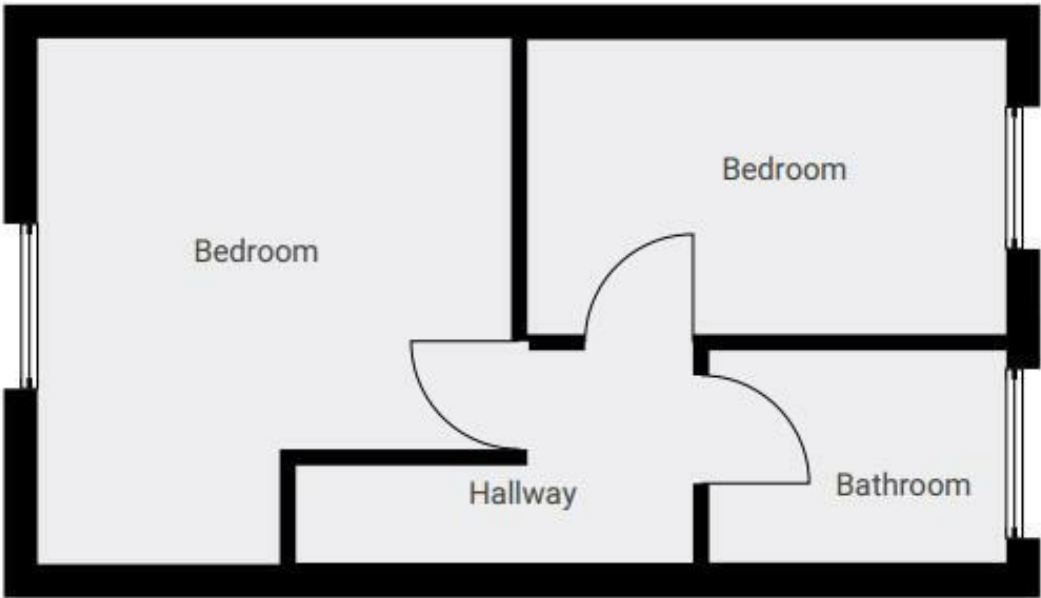
▼ **Ground Floor**

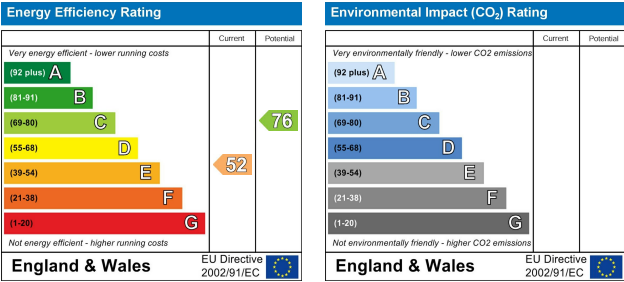
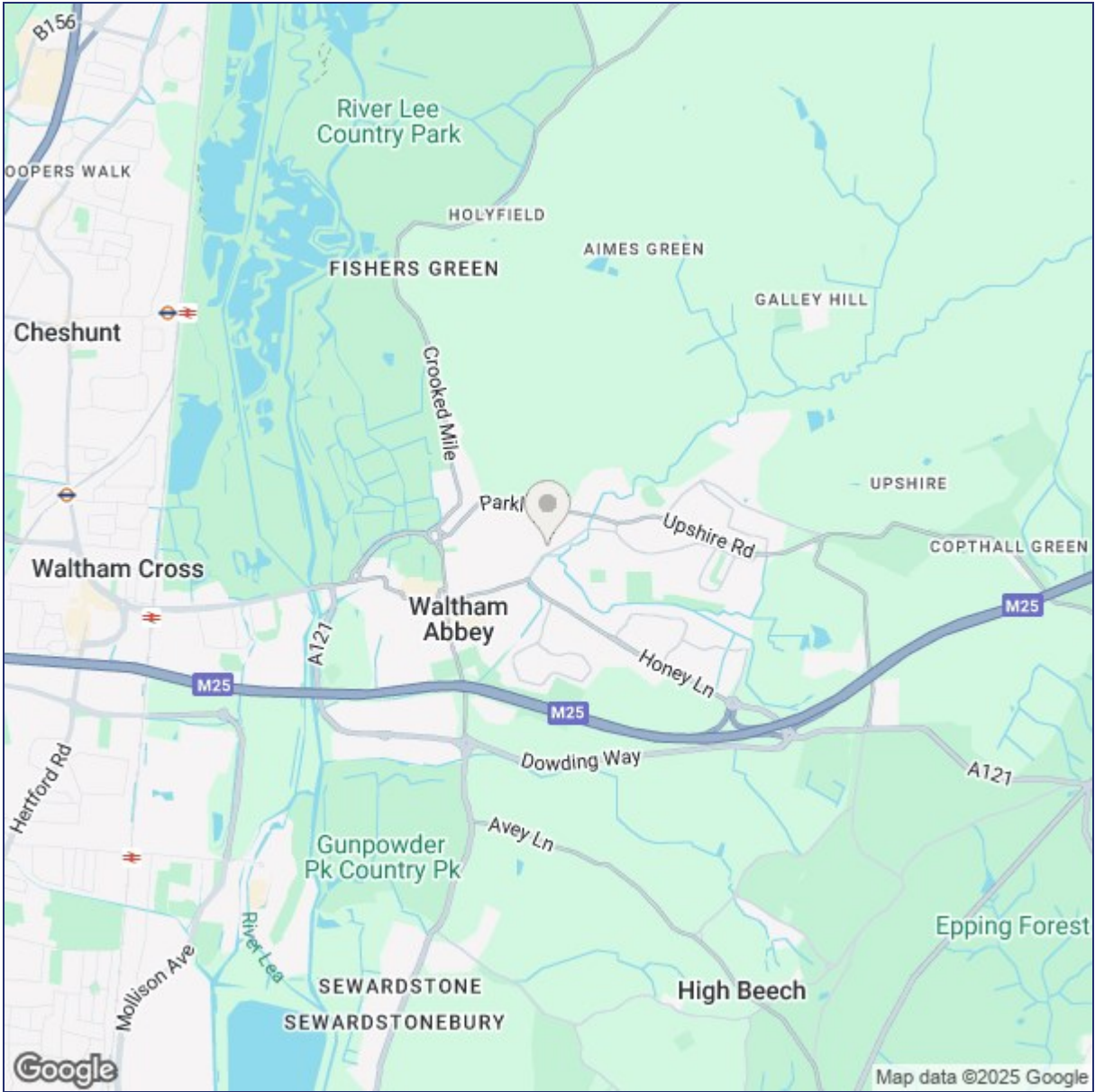
TOTAL AREA: 398.24 sq ft • LIVING AREA: 398.24 sq ft • ROOMS: 3



▼ **First floor**

TOTAL AREA: 285.90 sq ft • LIVING AREA: 285.90 sq ft • ROOMS: 4





(“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.

