

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Chartwell Close, EN9 3EP



Offers In Excess Of £365,000 Freehold



Kings Group are delighted to offer this well-presented two-bedroom mid-terrace home for sale, ideally situated within a sought-after turning in Waltham Abbey.

The ground floor features a spacious lounge that flows seamlessly into a modern kitchen, complete with high gloss base and eye-level units, integrated oven, hob with extractor, and stylish laminate flooring. A door from the kitchen leads into a bright conservatory, which provides access to the highly desirable ground floor WC.

Upstairs, the property offers two good-sized bedrooms and a contemporary family bathroom.

Externally, there are low-maintenance gardens to both the front and rear, as well as the added benefit of a garage en bloc.

This property must be viewed to be fully appreciated — call now to arrange your viewing on 01992 652006.

Mobile (based on calls indoors)

O2 Good

EE Average

Three Average

Vodafone Good

Broadband (estimated speeds)

Standard 4 mbps

Superfast 48 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

PORCH

LOUNGE 21' x 12'1

KITCHEN 12' x 8'2

CONSERVATORY 12'2 x 9'5

BEDROOM 11'10 x 10'8

BEDROOM 11'9 x 7'11

BATHROOM 9'3 x 5'4

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.

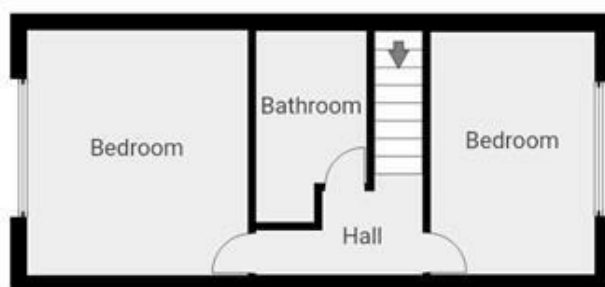


8A Sun Street, Waltham Abbey, Essex, EN9 1EE

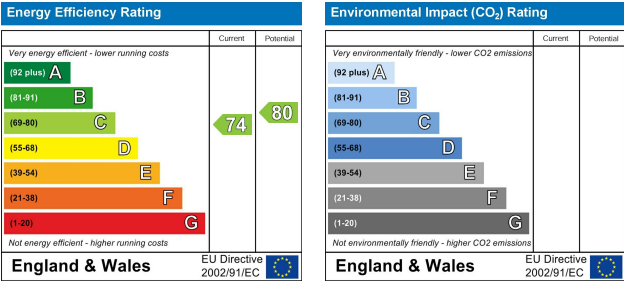
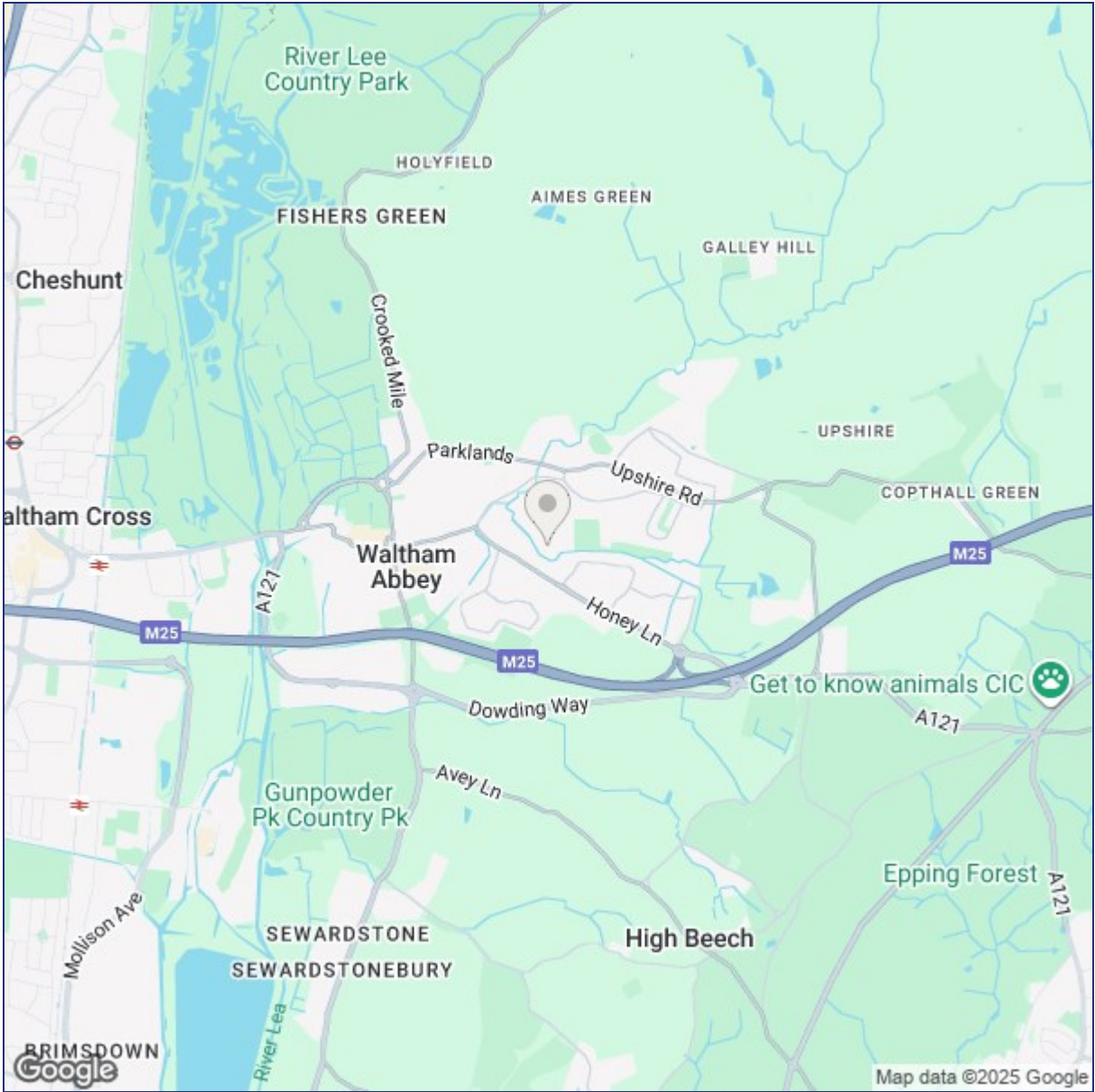
T: 01992 652006

www.kings-group.net





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.

