

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



Old Oaks, EN9 1TJ



Asking Price £450,000 Freehold

\*\*\* CHAIN FREE \*\*\*

Kings Group Waltham Abbey are pleased to present this well-maintained family home in the popular Old Oaks development. The property is conveniently located for local schools, leisure facilities, and Waltham Abbey town centre, which offers shops, cafés, restaurants, a regular market, and the historic Market Square. Abbey Gardens are also within walking distance.

Transport links are excellent, with Waltham Cross mainline station and Epping and Loughton Underground stations within driving distance, and Junction 26 of the M25 motorway easily accessible.

The accommodation includes an entrance hallway leading to a lounge/diner with laminate flooring, stairs to the first floor, and French doors opening into the kitchen. The kitchen is fitted with a range of wall and base units, roll top work surfaces, tiled splashbacks and provides direct access to the rear garden.

On the first floor, there are two double bedrooms, a single bedroom and a fully tiled family bathroom with a modern white suite. The loft has been converted to create a fourth bedroom with Velux windows to the front and rear and a built-in wardrobe.

Externally, the rear garden is designed for low maintenance with paved areas, artificial lawn, and timber fencing. The property also benefits from one allocated parking space.

Call Kings Group today on 01992 652 006 to arrange your viewing!

**Coverage**

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

**Broadband (estimated speeds)**

Standard 7 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

**Satellite & Cable TV Availability**

BT  
Sky  
Virgin

**ENTRANCE HALL & STORAGE**

**LIVING ROOM 18'11 x 14'2**

**KITCHEN DINER 14'2 x 10'0**

**1ST FLOOR LANDING**

**BEDROOM 14'8 x 9'1**

**BEDROOM 10'8 x 7'8**

**BEDROOM 6'8 x 6'4**

**BATHROOM 7'8 x 7'3**

**2ND FLOOR LANDING**

**BEDROOM 18'3 x 14'5**

**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.

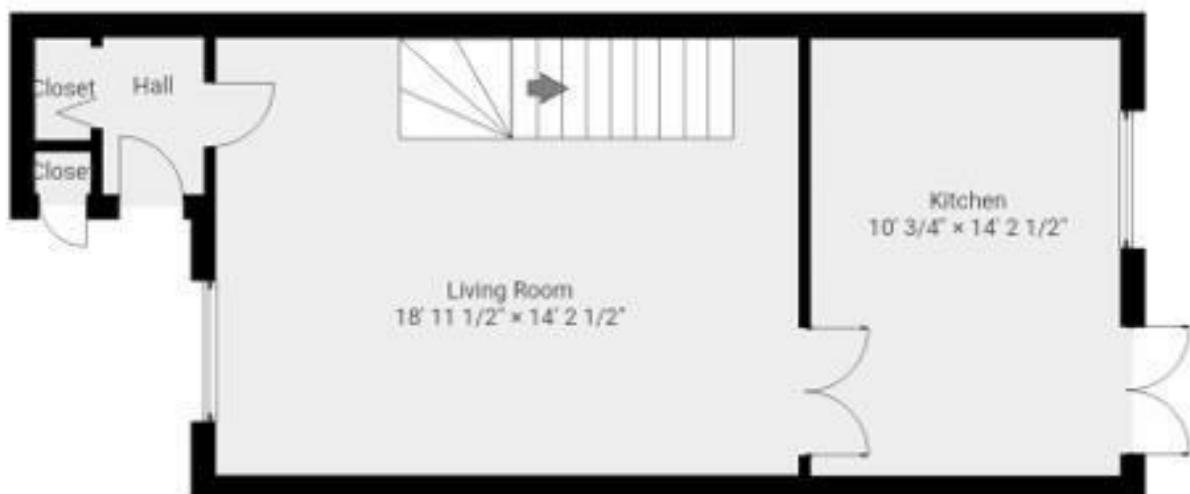
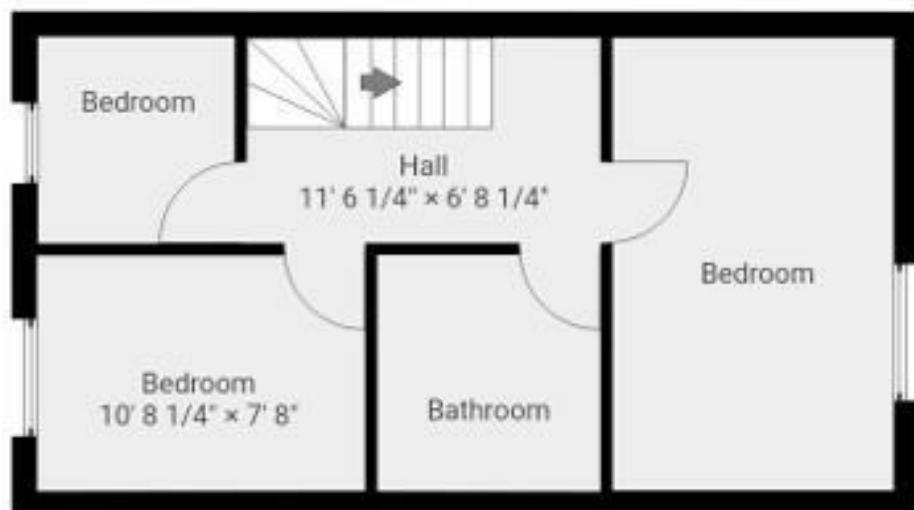
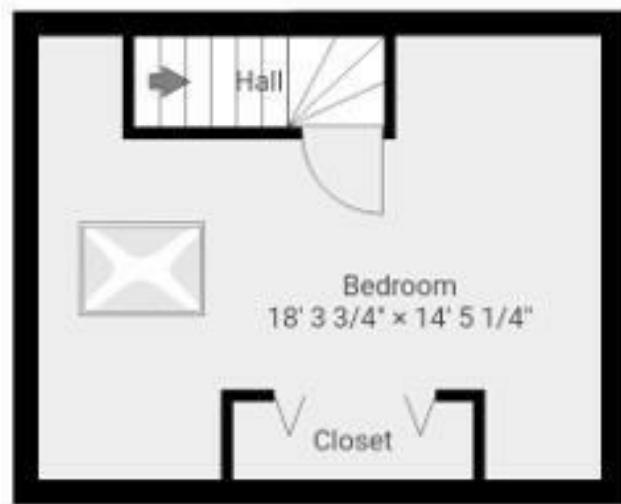
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT

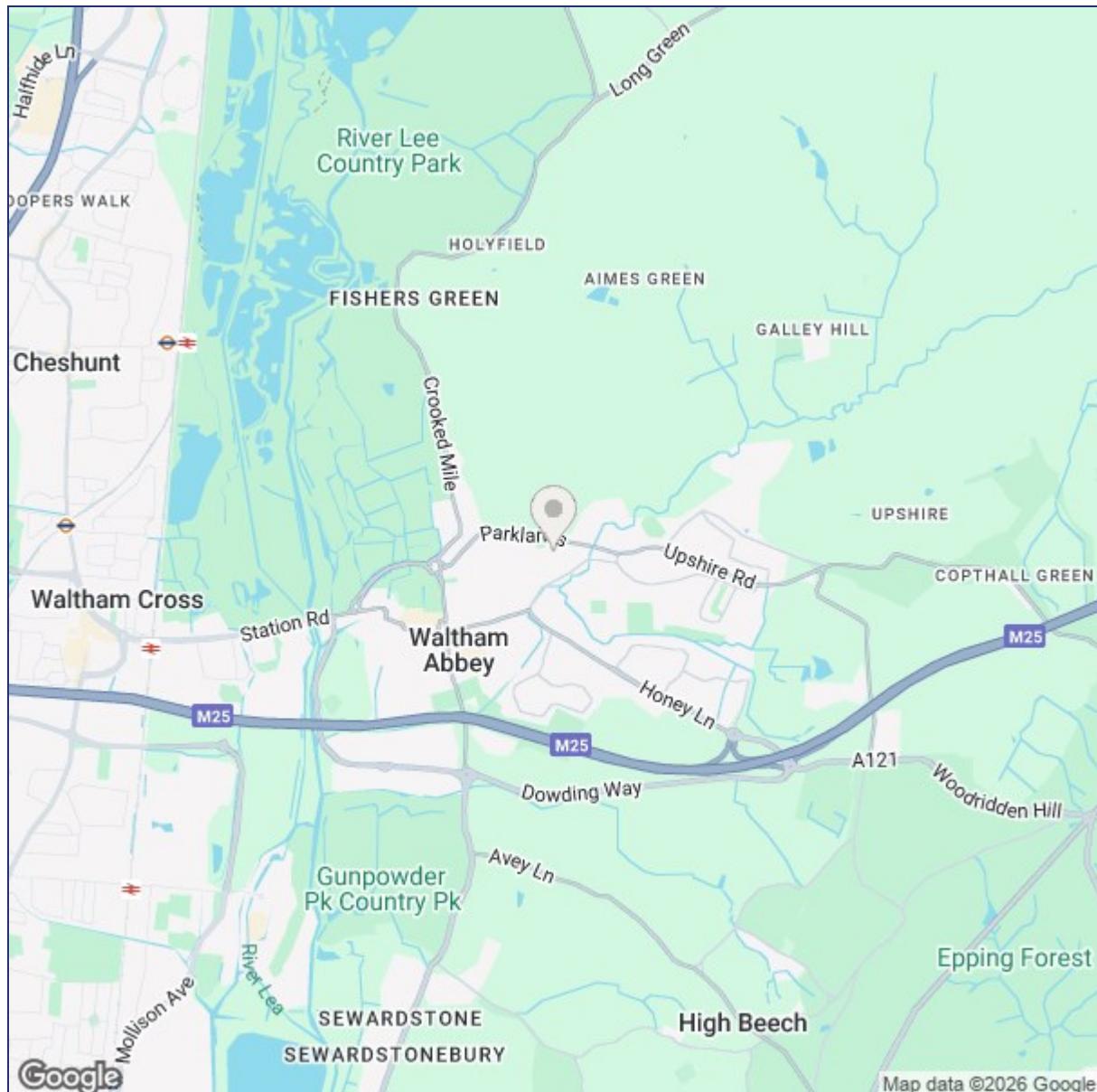


8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)







Map data ©2026 Google

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

(“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.

