

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

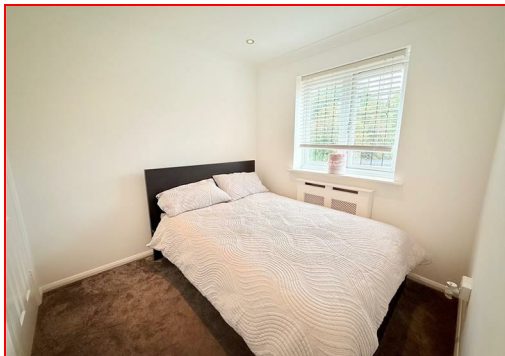
T: 01992 652006
www.kings-group.net



Merlin Close, EN9 3NG



Asking Price £650,000 Freehold



FOUR/FIVE BEDROOM DETACHED HOUSE – BIRDS DEVELOPMENT

Kings Group Waltham Abbey are delighted to present this spacious and versatile four/five bedroom detached family home, set in a desirable cul-de-sac within the ever-popular Birds Development. The property benefits from a generous through lounge/diner, modern kitchen, separate utility room, downstairs W.C and an additional reception room which could be used as a home office, dining room or even a fifth bedroom.

Upstairs offers four well-proportioned bedrooms with an en-suite shower room to the master, a family bathroom and loft access with scope for conversion STPP. The house has been recently redecorated and modernised throughout, making it ready to move into without delay.

Externally the property features a good-sized rear garden with both paved and lawn areas, a single garage to the side with potential for conversion STPP, and an extensive driveway providing off-street parking for six to seven vehicles.

Homes of this calibre and location are rarely available and an early viewing is highly recommended to avoid disappointment. Call Kings Group Waltham Abbey today on 01992 652 006 to arrange your appointment.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Good

Vodafone - Average

Broadband (estimated speeds)

Standard 3 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

THROUGH LOUNGE / DINER 27'04 x 13'07

KITCHEN 13'04 x 9'09

UTILITY ROOM 6'04 x 5'05

STUDIO / GROUND FLOOR BEDROOM 16'08 x 13'07

LANDING

MASTER BEDROOM 13'07 x 11'00

BEDROOM 10'10 x 11'00

BEDROOM 9'11 x 7'7

BEDROOM 8'04 x 8'02

GARAGE

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.

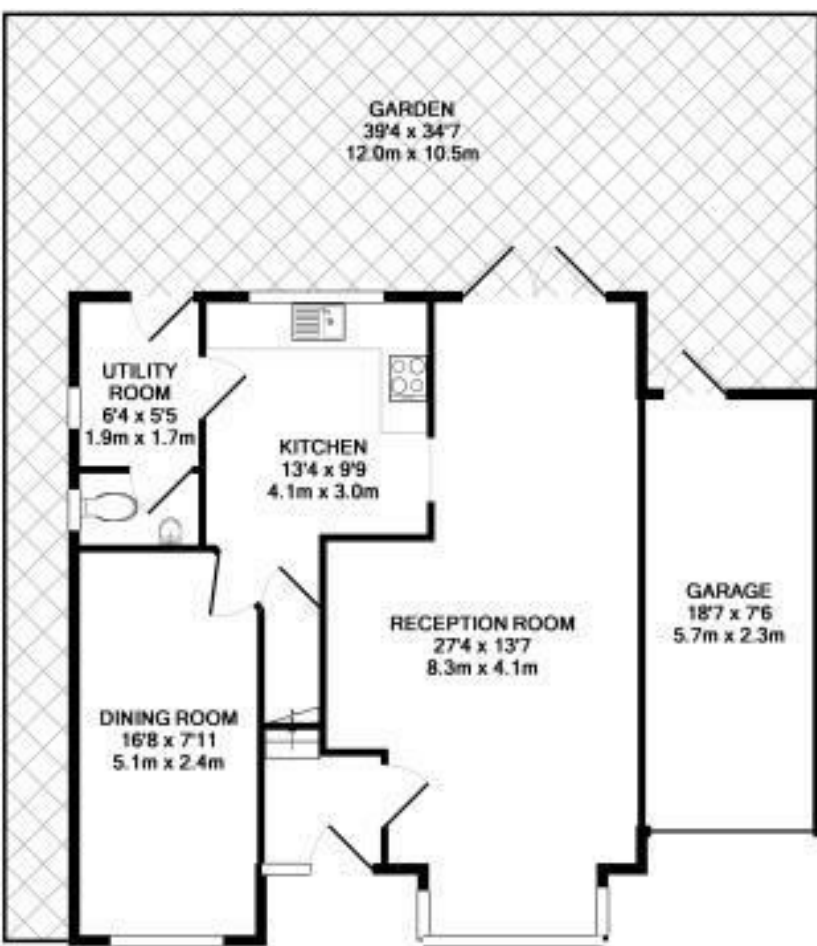
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



GROUND FLOOR
APPROX. FLOOR
AREA 773 SQ. FT.
(71.8 SQ. M.)

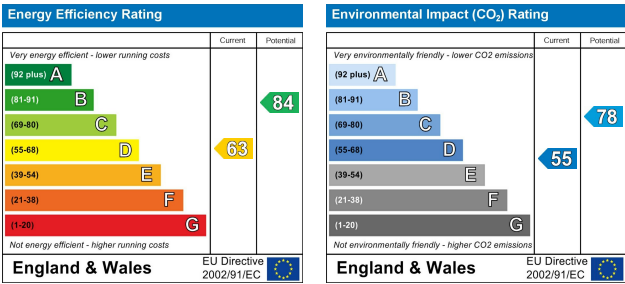
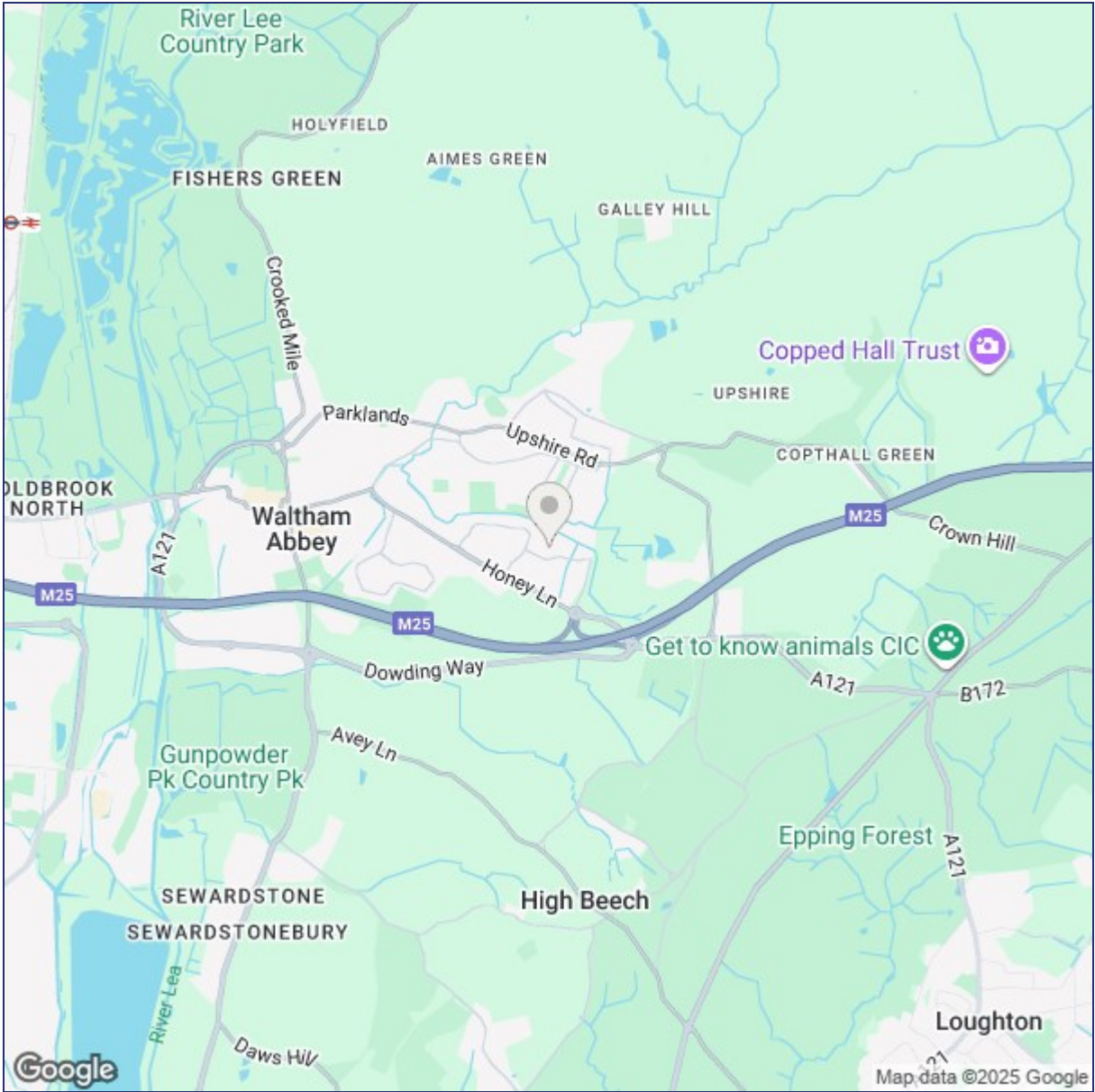


1ST FLOOR
APPROX. FLOOR
AREA 519 SQ. FT.
(48.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1292 SQ. FT. (120.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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("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.

