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EN9 1EE

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## Homefield, EN9 3LP



Asking Price £360,000 Freehold

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

Kings Group Waltham Abbey present this two-bedroom semi-detached home, ideal for project seekers.

The ground floor offers an entrance hallway leading to the living room. The galley kitchen is fitted with base and eye level units, roll top work surfaces and tiled splashbacks. A side extension provides a utility/study room, offering additional space with potential to adapt.

Upstairs, there are two double bedrooms, a family bathroom and a separate toilet.

Outside, the rear garden is laid to lawn and includes a greenhouse and storage shed. The front of the property benefits from a garden area and off street parking.

The property is located within easy reach of local shops, schools and everyday amenities. Waltham Abbey town centre offers a range of independent businesses, supermarkets and cafés, while nearby green spaces and walking routes provide options for outdoor leisure. There are also transport links close by, making it suitable for commuters.

This property requires modernisation and would suit buyers ready to take on a project.

Call Kings Group today to arrange your viewing and avoid disappointment – 01992 652 006

Coverage  
Mobile (based on calls indoors)  
O2  
EE  
Three  
Vodafone

Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL**

**LIVING ROOM 17'1 x 14'**

**KITCHEN 10'4 x 8'10**

**UTILITY 12'3 x 11'5**

**LANDING**

**BEDROOM 18'10 x 9'5**

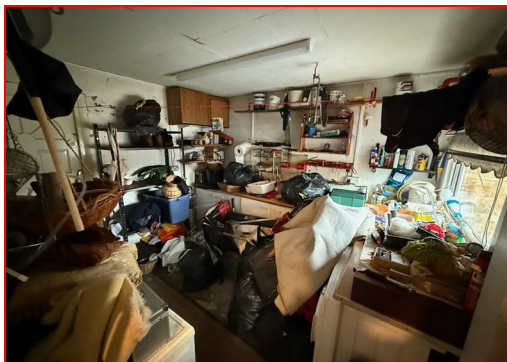
**BEDROOM 15'11 x 9'7**

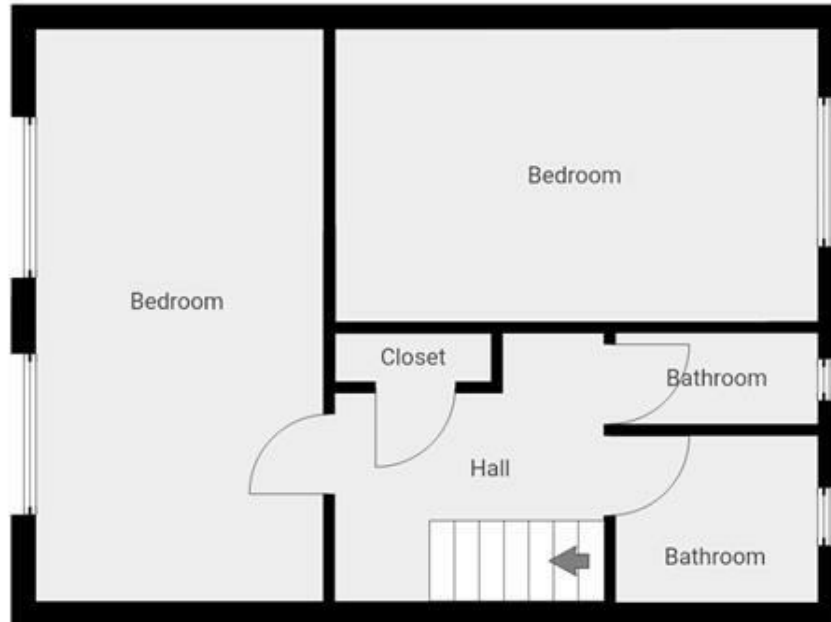
**BATHROOM 6'8 x 5'6**

**TOILET**

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

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