

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

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



## Theydon Court, EN9 3HY



**Offers In Excess Of £400,000 Freehold**





Kings Group Waltham Abbey are pleased to present this three-bedroom family home. The ground floor comprises an entrance hallway with built-in storage, a fitted kitchen featuring high-gloss base and wall units with wood-effect work surfaces and tiled splashbacks, a living room, and a rear extension providing an additional reception area. The first floor offers three bedrooms, with the third benefiting from built-in storage, along with a family bathroom fitted with a white three-piece suite and partial tiling. Externally, the property features a fully paved and walled front garden and is positioned within a quiet cul-de-sac location.

Situated only 15 minutes drive from both Waltham Cross British Rail Station and Epping Tube station as well as the M25 this property is ideally located for those of you that commute to work, with a regular bus service just around the corner. Close to local amenities with the historic market town of Waltham Abbey only a 5 minute drive away and in the catchment area for a number of local prominent schools. This property really must be viewed to be fully appreciated.

Call 01992 652 006 to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)  
Standard 2 mbps  
Superfast 55 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 12'2 x 13'7**

**KITCHEN 19'4 x 6'8**

**SECOND RECEPTION 20'8 x 6**

#### LANDING

**BEDROOM 10'6 x 12'7**

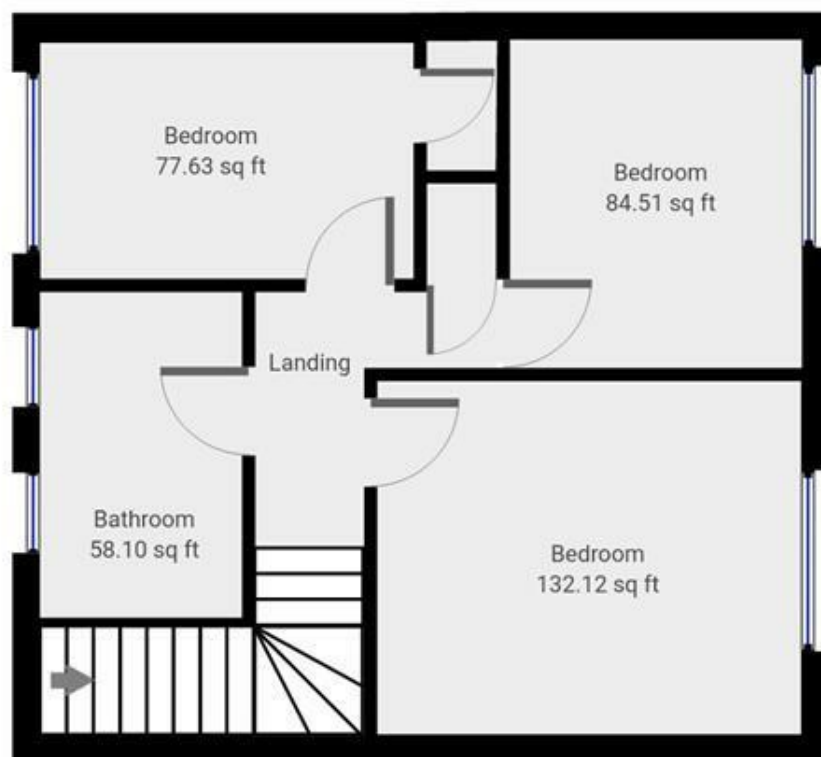
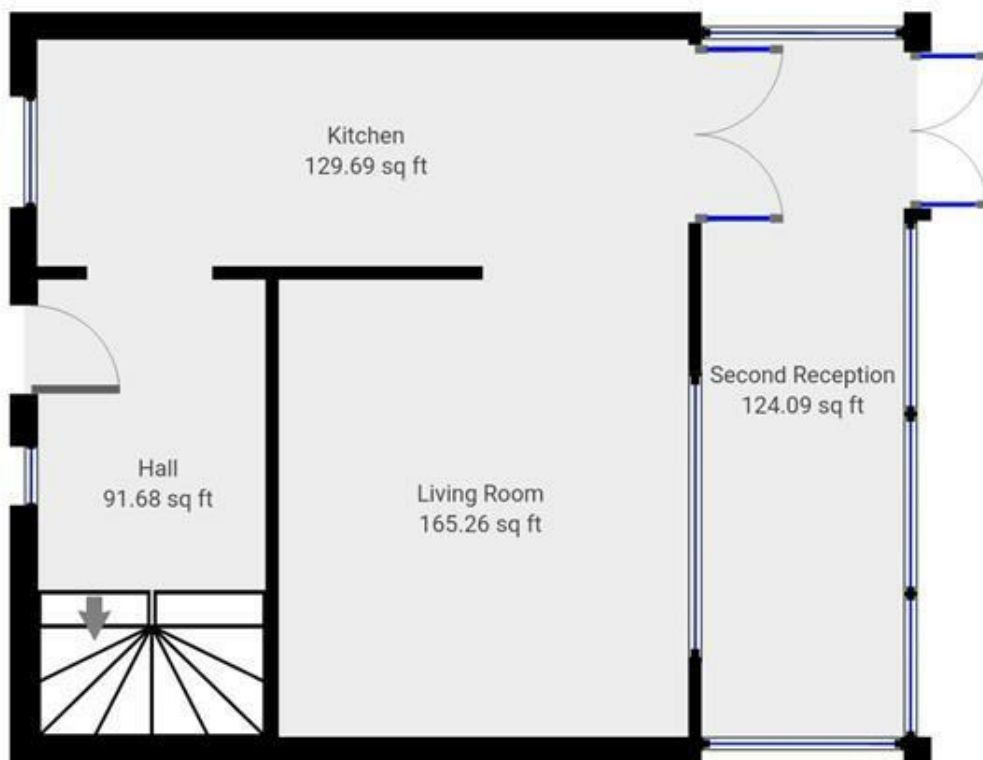
**BEDROOM 9'9 x 8'8**

**BEDROOM 7' x 11'1**

**BATHROOM 9'8 x 6**

#### 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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

