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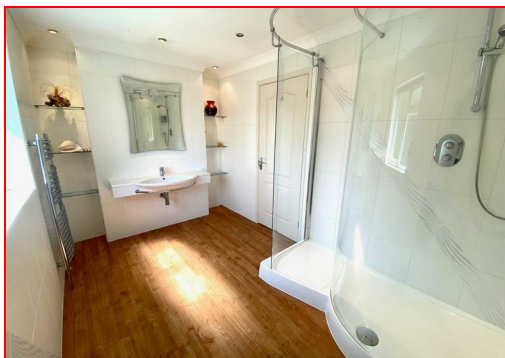


## Marle Gardens, EN9 2DZ



**Guide Price £575,000 Freehold**





(GUIDE PRICE £575,000 - £600,000)

Kings Group are delighted to present this four-bedroom end-of-terrace family home, offered chain free and tucked away at the end of a peaceful cul-de-sac in Waltham Abbey.

The property has been enhanced by a substantial double-storey extension, creating a versatile accommodation throughout. On the ground floor, you are welcomed by a large reception room with ample space for both living and dining. To the rear, a fitted kitchen opens directly onto the south-facing garden, ideal for entertaining and family life. A convenient cloakroom completes the ground floor.

Upstairs offers four well-proportioned bedrooms, three of which are doubles. The particularly large master suite is a standout feature, benefitting from its own en-suite shower room. A fully tiled family bathroom serves the remaining bedrooms, all of which are bright and well sized.

Externally, this home offers excellent kerb appeal and practicality. The property includes a driveway with parking for up to five cars, a garage, and a sizeable front garden. To the rear, the garden provides a private and sunny retreat. From the upper levels, views stretch across open countryside and parkland, giving the house a sense of peace and space that is rare so close to town.

Ideally located, only a short distance from Waltham Abbey town centre, local schools, and transport links. Green open spaces are close by, adding to the appeal for families.

This property provides scope for modernisation and occupies a far superior position compared with similar homes currently available locally, making it a fantastic opportunity for growing families seeking both space and location.

#### Coverage

Mobile (based on calls indoors)

O2

EE

Three

Vodafone

#### Broadband (estimated speeds)

Standard 7 mbps

Superfast 75 mbps

Ultrafast 1800 mbps

#### Satellite & Cable TV Availability

BT

Sky

Virgin

#### HALL

**LIVING ROOM 17'10 x 13'6**

**LIVING ROOM 24'9 x 11'11**

**KITCHEN 17'10 x 13'1**

#### LANDING

**BEDROOM 17'2 x 11'11**

#### EN-SUITE

**BEDROOM 10'7 x 10'4**

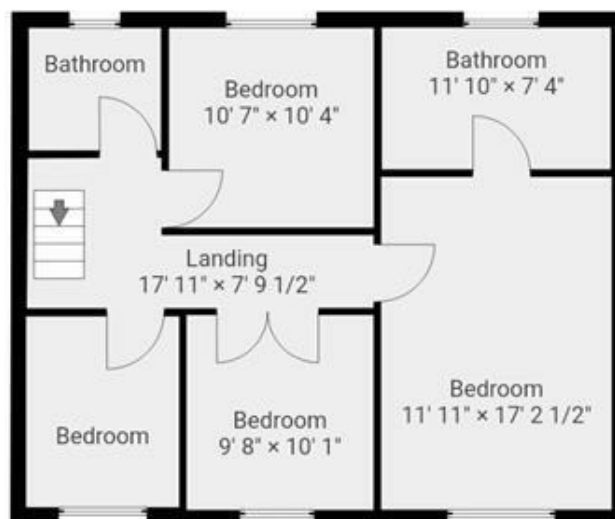
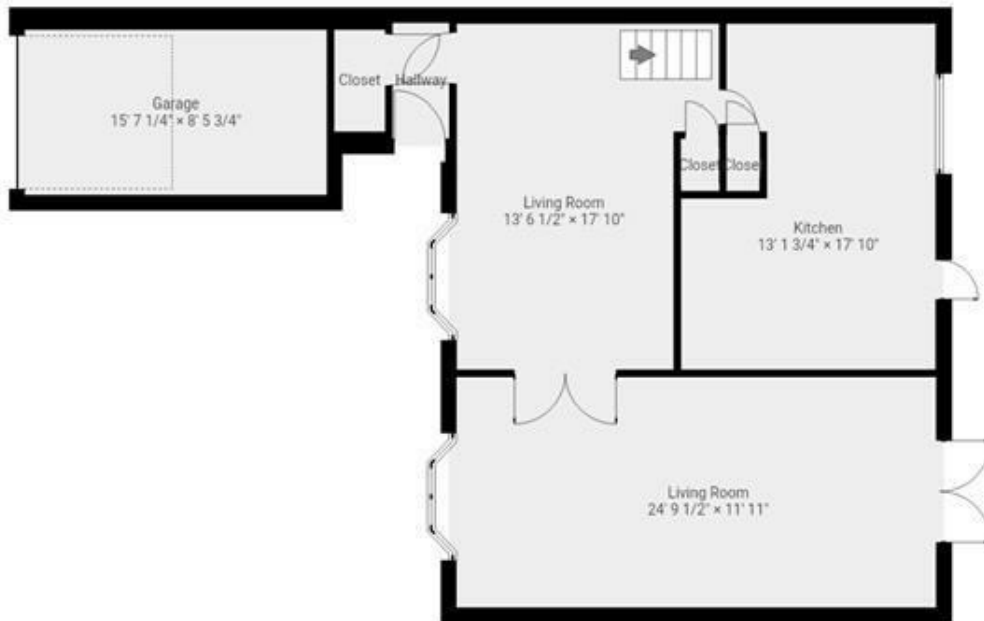
**BEDROOM 10'1 x 9'8**

**BEDROOM 9'10 x 7'11**

**BATHROOM 6'10 x 6'4**

#### 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



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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		

("These details are correct at time of going to press").

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