

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Shooters Drive, Nazeing EN9 2QA



**£400,000 Freehold**

3, Shooters Drive Nazeing, Waltham Abbey, EN9 2QA

We are acting in the sale of the above property and have received an offer of £400,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

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

Kings Group of Waltham Abbey present this chain-free, two-bedroom semi-detached bungalow to the market. The accommodation comprises an entrance porch, a living room featuring a bay window, a fitted kitchen with wood-effect base and eye-level units, roll-top work surfaces, and tiled splashbacks, two double bedrooms, and a fully tiled family bathroom fitted with a white three-piece suite. Externally, the rear garden is partially paved and mainly laid to lawn, with access to the garage, while the front of the property provides off-street parking.

The property is situated in a residential area of Nazeing, providing access to a range of local shops, amenities, and schools. Road links connect to neighbouring towns and villages, with public transport services offering further connections. The surrounding countryside and nearby green spaces are also accessible.

To arrange a viewing or for further information, please contact Kings Group on 01992 652 006.

**Coverage**

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Average

Vodafone - Average

**Broadband (estimated speeds)**

Standard 10 mbps

Superfast -

Ultrafast 1800 mbps

**Satellite & Cable TV Availability**

BT

Sky

Virgin

**HALL**

**LIVING ROOM 17'7 x 12'1**

**KITCHEN 11'8 x 8'7**

**BEDROOM 14' x 10'1**

**BEDROOM 10'6 x 9'8**

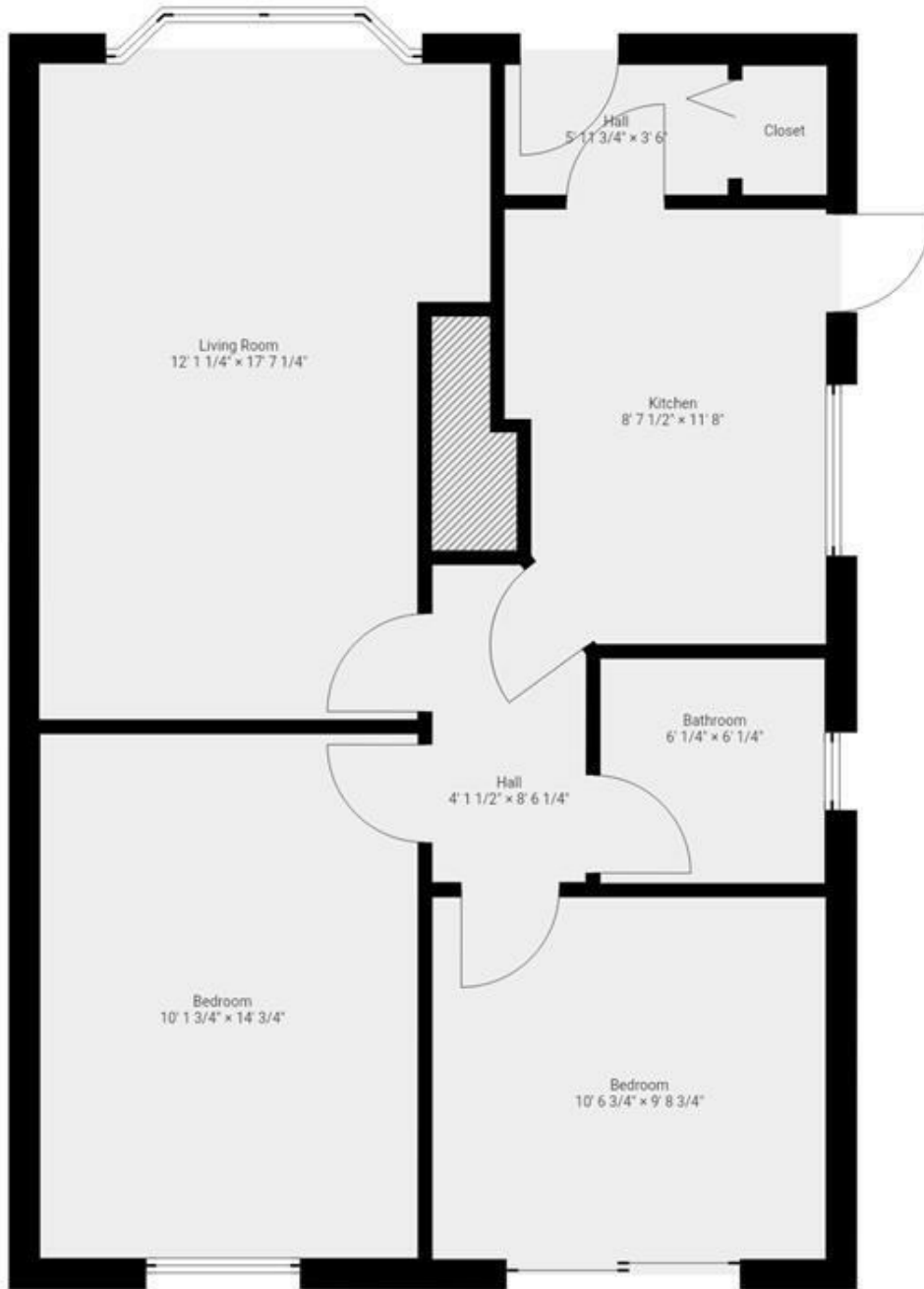
**BATHROOM 6'1 x 6'1**

**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.



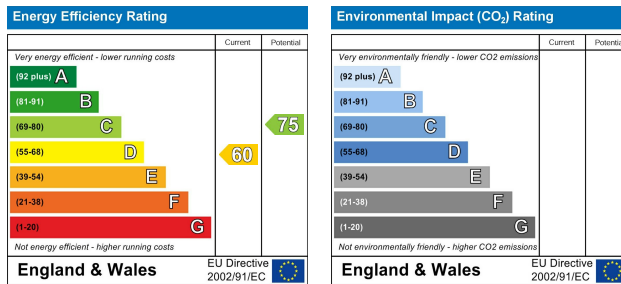
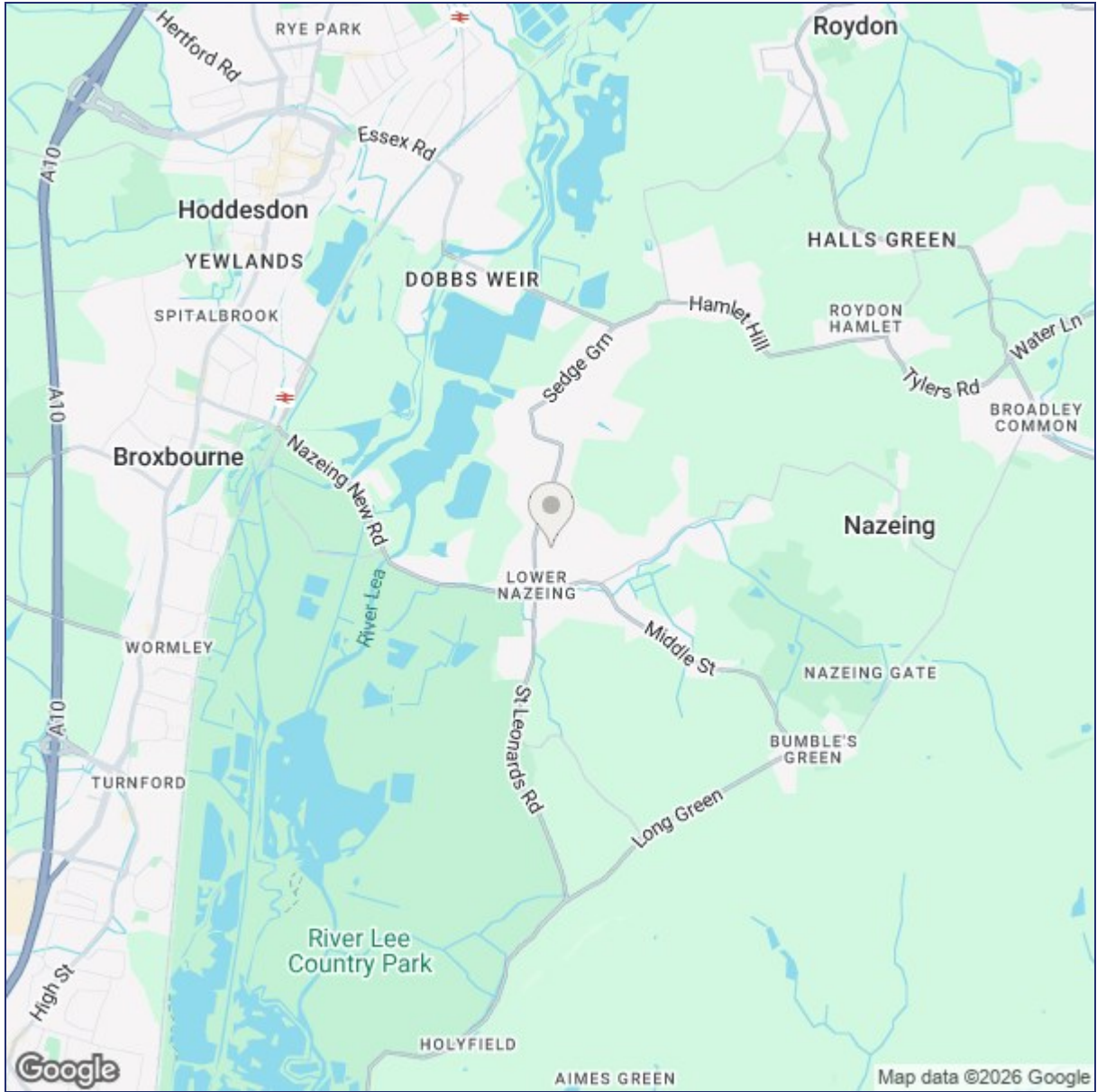


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("These details are correct at time of going to press").

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.

