



Roundhills, EN9 1UN  
Waltham Abbey







WORK HARD  
DREAM BIG  
NEVER GIVE UP  
FOCUS  
DON'T WASTE TIME  
I CAN DO IT  
WELL BY 10:00 PM  
stay humble.



# Roundhills, EN9 1UN

\*\*\*Kings Group are now in receipt of an offer for the sum of £361,000 for 248 Roundhills, Waltham Abbey, Essex, EN9 1UN. Anyone wishing to place an offer on the property should contact Kings Group, 8A Sun Street, Waltham Abbey, Essex, EN9 1EE before exchange of contracts.\*\*\*

CHAIN FREE!!!! Kings Group are pleased to offer this 3 bedroom semi detached house on the popular Roundhills development. The ground floor consist of a spacious lounge, a 15' kitchen dining room and a ground floor Wc. On the first floor you have a 3 bedrooms and the family bathroom. The garden to the rear is mainly laid to lawn with bordering plants and shrubs. To the front you have off street parking and garage. This property must be viewed to be appreciated call now on 01992 652006

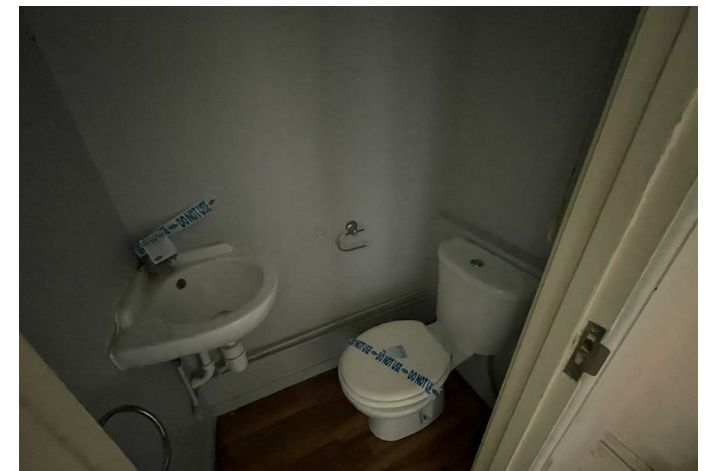
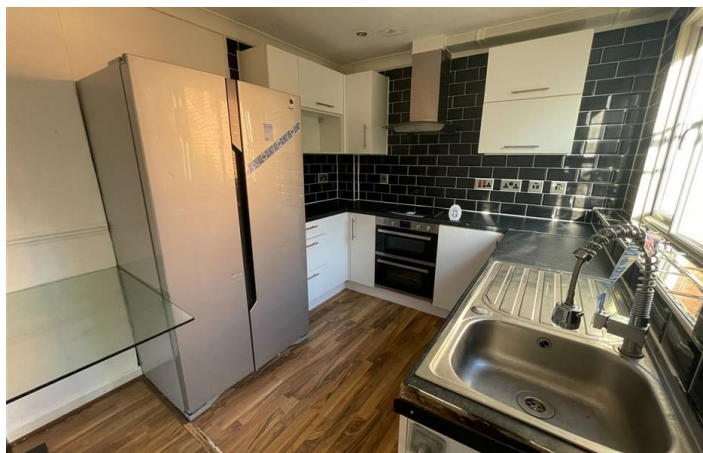
All services/appliances have not and will not be tested.

Mobile (based on calls indoors)

O2 Average  
EE Average  
Three Average  
Vodafone Average

Broadband (estimated speeds)  
Standard 29 mbps  
Superfast -  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability  
BT  
Sky  
Virgin

## £370,000





- 3 BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- OFF STREET PARKING
- GAS CENTRAL HEATING (NOT TESTED)

- 15' KITCHEN DINER
- GARAGE
- DOUBLE GLAZED
- EPC RATING E

#### 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.

**LOUNGE 15'11 x 13 (4.85m x 3.96m)**

**KITCHEN DINER 15'11 x 8'2 (4.85m x 2.49m)**

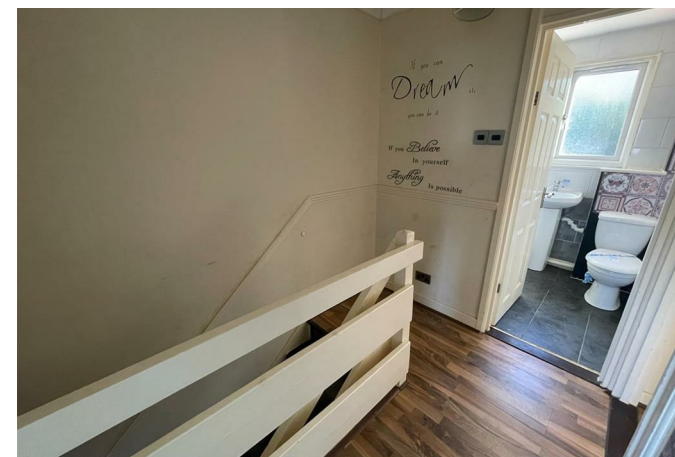
**WC**

**BEDROOM 8'9 x 8'9 (2.67m x 2.67m)**

**BEDROOM 8'9 x 8'9 (2.67m x 2.67m)**

**BEDROOM 8'10 x 6'10 (2.69m x 2.08m)**

**BATHROOM**



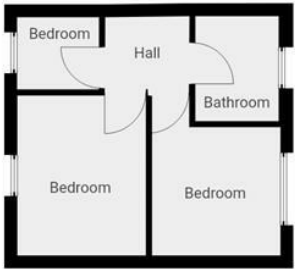
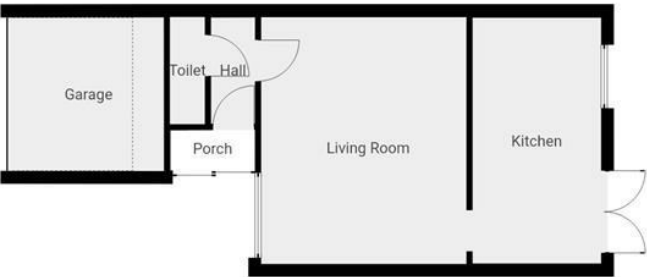






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Note: These details are correct at time of going to press.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE