8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Abbey Court, EN9 1RF







Asking Price £500,000 Freehold











CHAIN FREE | RARELY AVAILABLE TWO-BEDROOM BUNGALOW

Kings Group are delighted to offer for sale this rarely available two-bedroom bungalow, situated in a cul-de-sac close to Waltham Abbey town centre and offered chain free.

The accommodation comprises a spacious lounge, a separate dining room, a fitted kitchen, two bedrooms with fitted wardrobes and a shower room. The conservatory provides an additional sitting area overlooking the rear garden, with doors opening onto the patio.

Externally, a generous block-paved driveway provides off-street parking. The established rear garden features a paved patio, a lawn with stepping stones, planted borders and a timber shed.

Abbey Court is within walking distance of Waltham Abbey's historic town centre, with its local shops, cafés and amenities, as well as the Abbey Gardens. Waltham Cross station and Junction 26 of the M25 are within easy reach, offering convenient rail and road connections. media.onthemarket.com

To arrange a viewing, please contact Kings Group Waltham Abbey on 01992 652006.

HALL

LIVING ROOM

DINING ROOM

KITCHEN

CONSERVATORY

BEDROOM

BEDROOM

SHOWER ROOM

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 endeavor 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.

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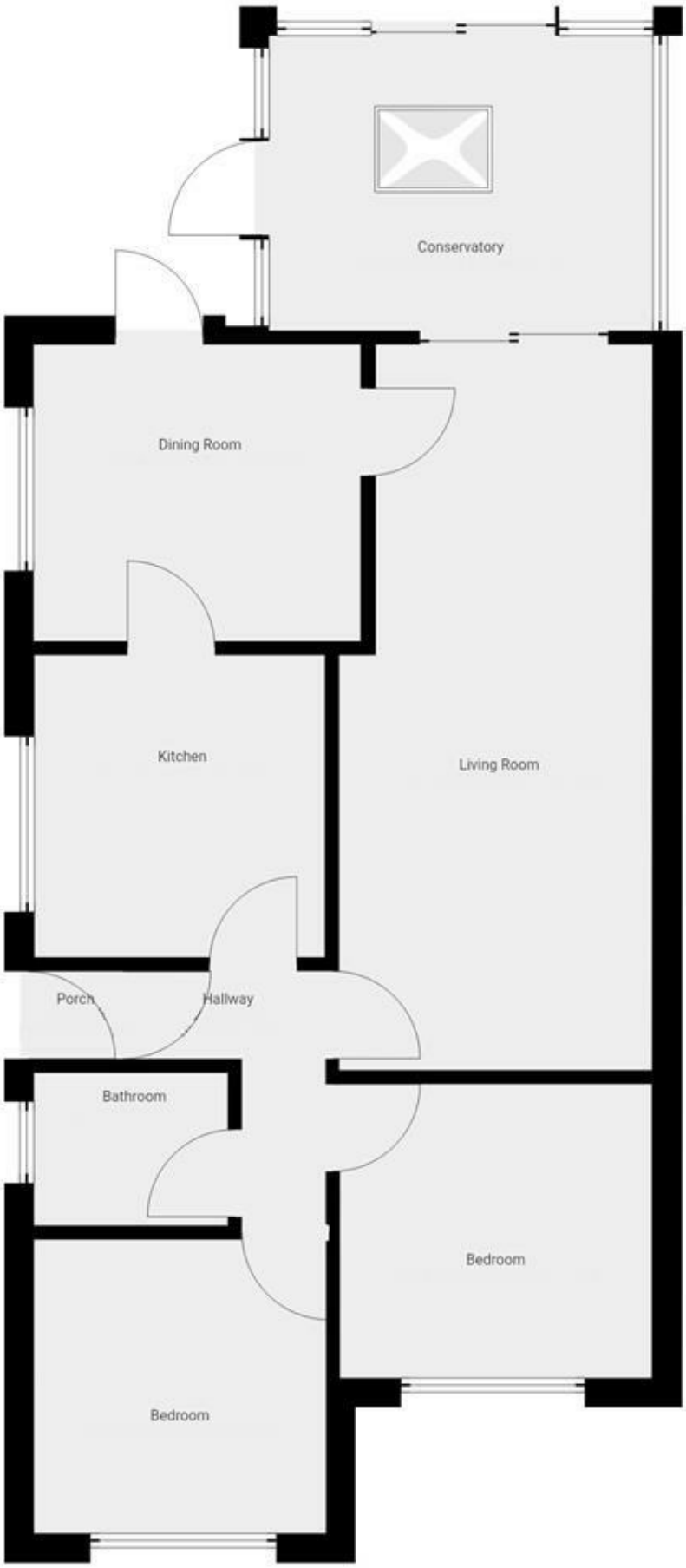

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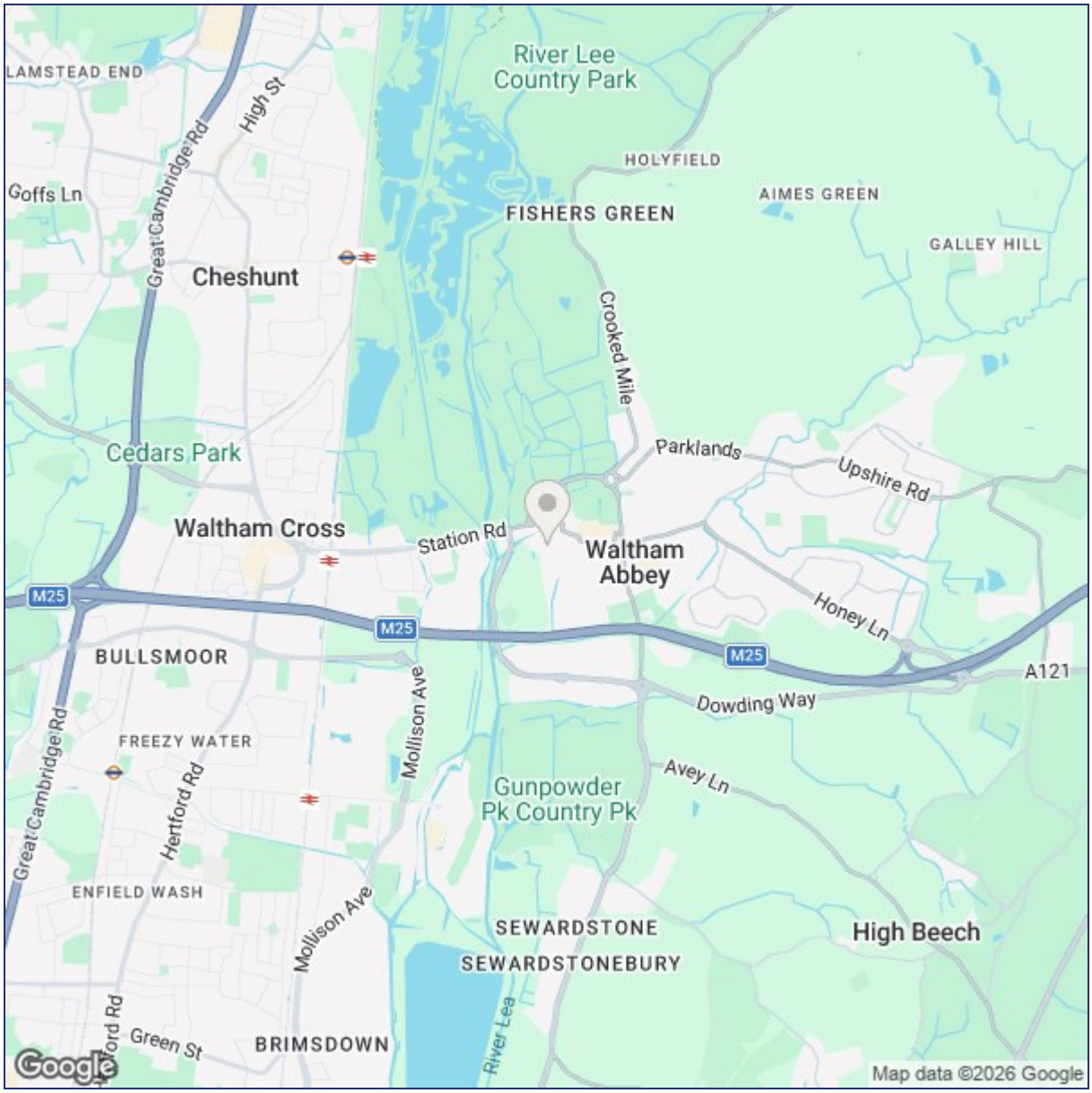

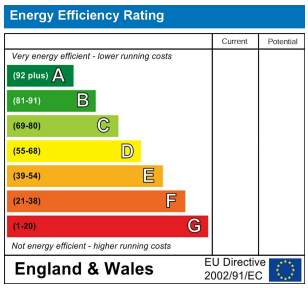

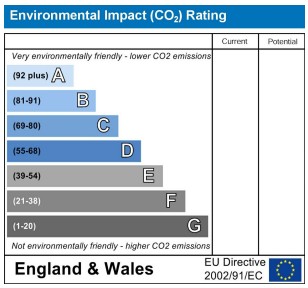

("These details are correct at time of going to press").

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.

The Property Ombudsman
rightmove.co.uk The UK's number one property website
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