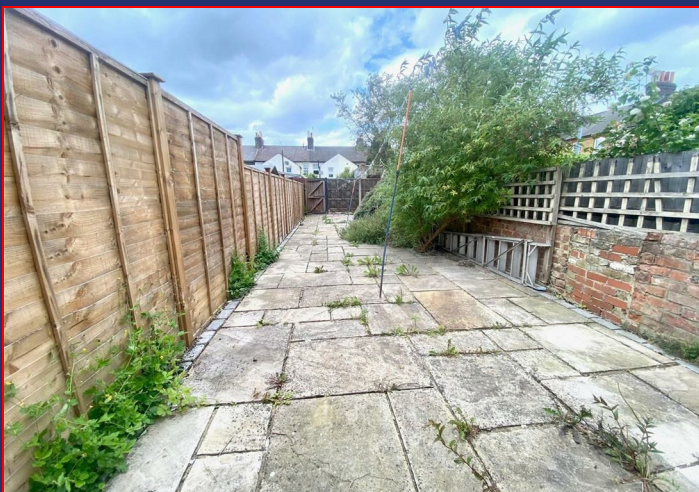


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Greenfield Street, EN9 1HJ



£330,000 Freehold



Kings Group of Waltham Abbey present this two-bedroom terrace property to the market. The ground floor comprises a through lounge providing a bright and practical living space, and a kitchen fitted with cream base and eye-level units, roll-top work surfaces, tiled splashbacks, and space for appliances. A downstairs W.C. completes the ground floor accommodation.

On the first floor, there are two double bedrooms and a fully tiled family bathroom with the option of a shower. To the rear, the property benefits from a paved garden with rear access. Additional features include gas central heating and double-glazed windows throughout.

The property is conveniently situated within walking distance of local shops, schools, and amenities, with Waltham Abbey town centre nearby. Transport links are accessible for commuting and travel into surrounding areas. This home offers practical living accommodation with the potential to personalise and make it your own.

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

Broadband (estimated speeds)
Standard 5 mbps
Superfast 152 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

THROUGH LOUNGE 24'10 x 11'1

KITCHEN 10'3 x 6'2

DOWNSTAIRS W.C 2'04 x 3'02

LANDING

BEDROOM 11'2 x 11'01

BEDROOM 9'7 x 7'11

BATHROOM 10'3 x 6'2

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

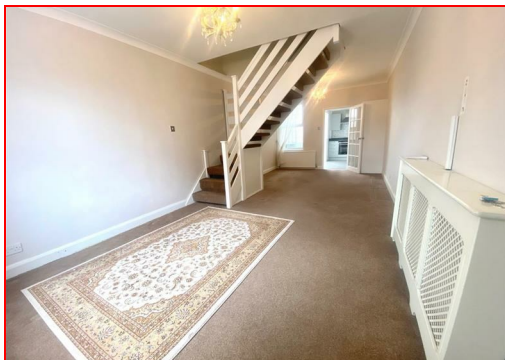
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

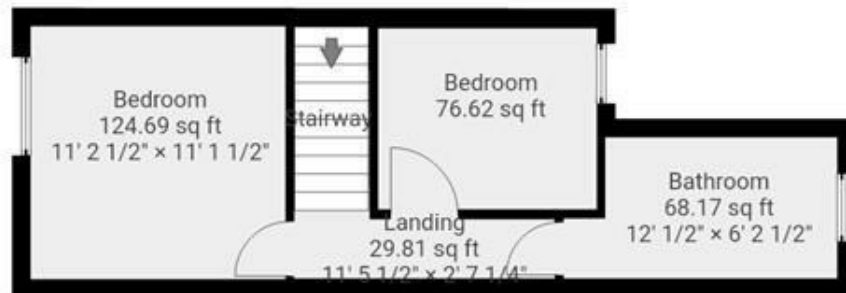
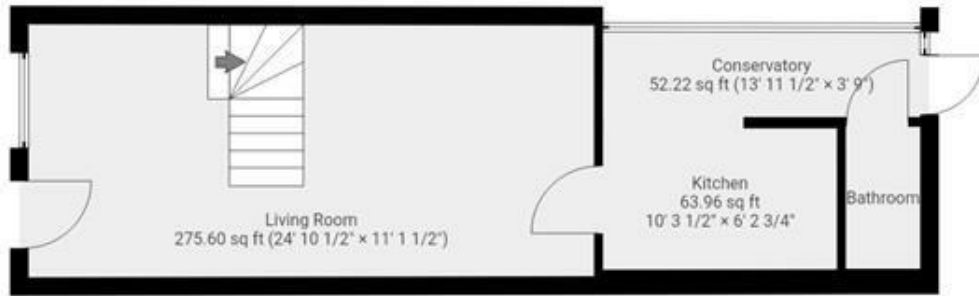
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

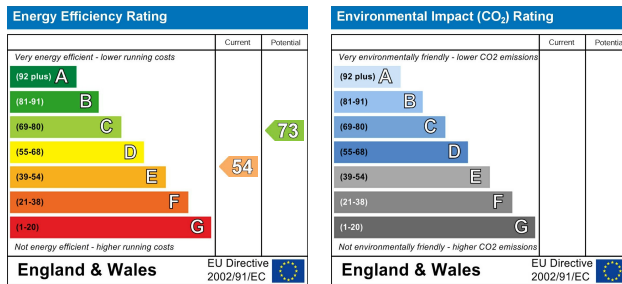
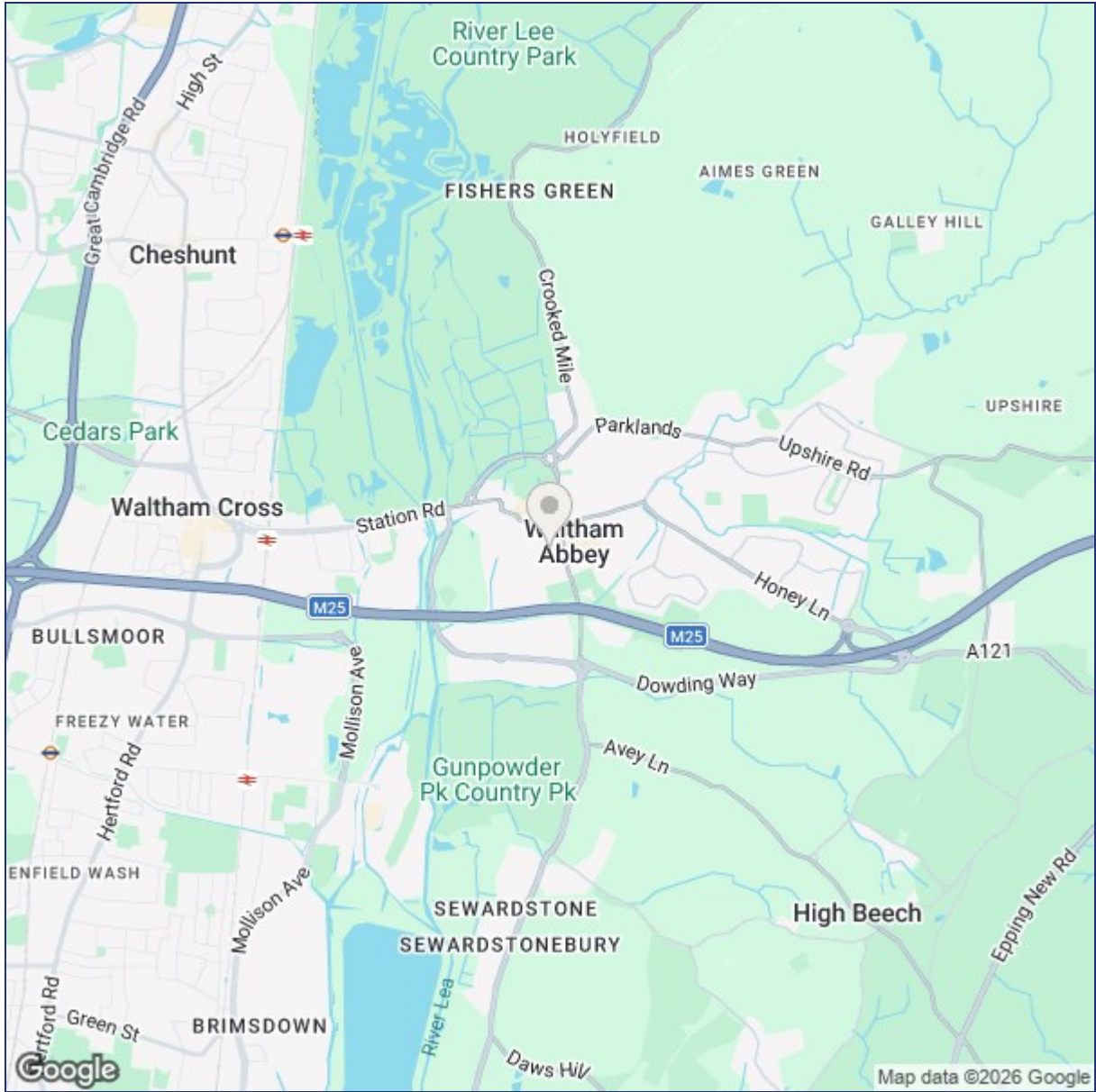
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images





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

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