

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Theydon Court, EN9 3HY



**Offers In Excess Of £375,000 Freehold**

Kings Group are pleased to offer for sale this three-bedroom mid-terrace property, located in Waltham Abbey. The current owners have provided a solid base, offering an excellent opportunity for a buyer to personalise and enhance the home to their own taste.

The ground floor features an open-plan layout, comprising a lounge and a kitchen fitted with white base and eye-level units, black cork worktop and a breakfast bar/island, providing a versatile and practical living.

The first floor comprises three bedrooms and a three-piece family bathroom with a bath.

Externally, the property offers a paved and pebbled rear garden with an outbuilding and gated rear access. The front garden is paved, providing a low-maintenance approach to the property.

Additional benefits include gas central heating and double-glazed windows throughout.

The property is conveniently located within walking distance of a bus stop with services to Waltham Cross British Rail station and Loughton Tube station, both approximately 15 minutes away.

Call Kings Group on 01992 652 006 to book your viewing – don't miss out!

#### Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Average

Vodafone - Average

#### Broadband (estimated speeds)

Standard 2 mbps

Superfast 53 mbps

Ultrafast 1000 mbps

#### Satellite & Cable TV Availability

BT

Sky

Virgin

#### HALL

**LIVING ROOM 14'8 x 11'3**

**KITCHEN 20'11 x 6'10**

**DINING ROOM 17'11 x 6'5**

#### LANDING

#### BEDROOM

**BEDROOM 13'10 x 8'1**

**BEDROOM 11'8 x 9'5**

**BEDROOM 13'10 x 5'10**

#### BATHROOM

#### 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.

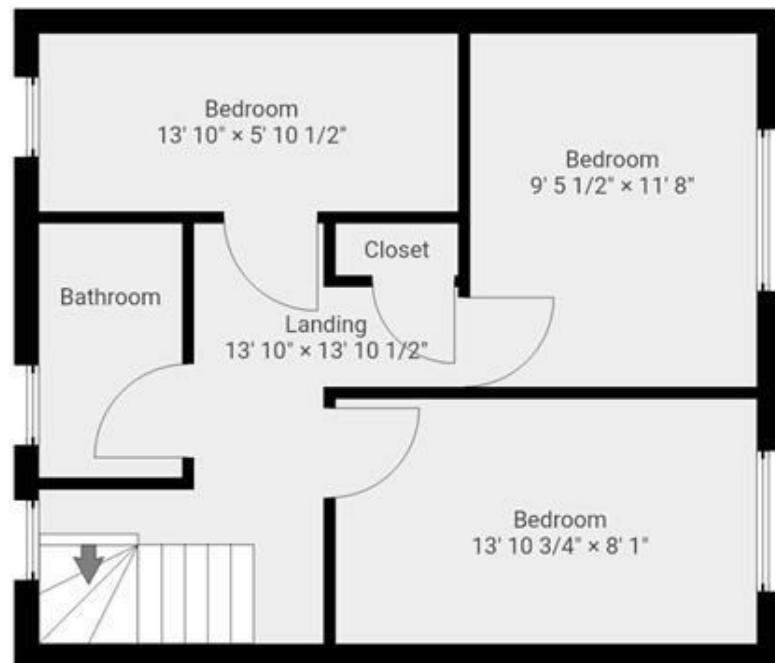


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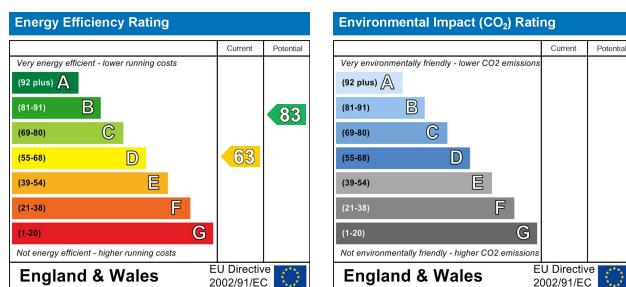
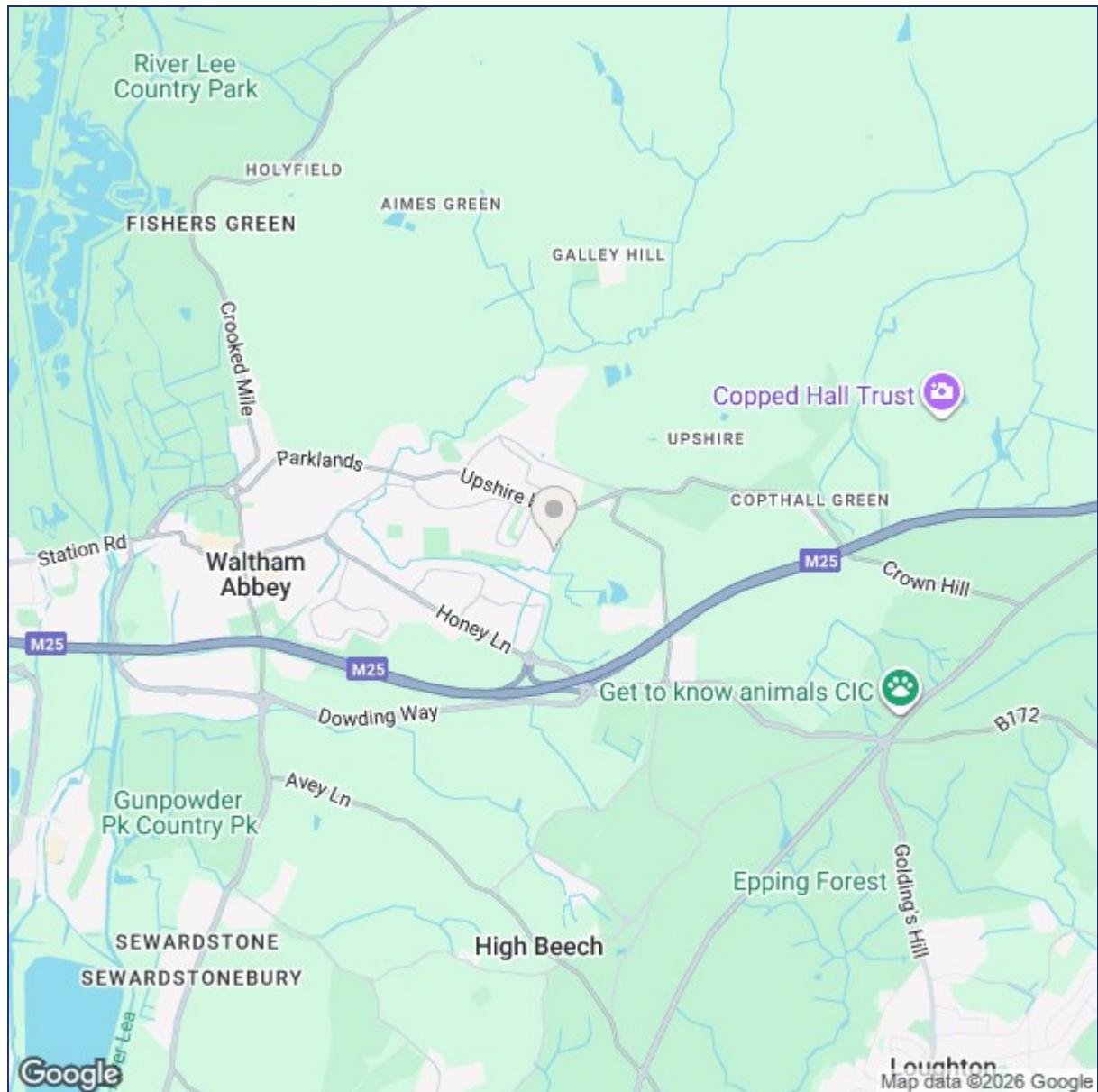
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(“These details are correct at time of going to press”).

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.

