8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Breach Barns Lane, EN9 2AD







Offers In Excess Of £120,000 Freehold











Kings Group of Waltham Abbey present this well-presented two-bedroom mobile home to the market.

Set within the well-established Breach Barns Country Park, the property enjoys a peaceful and semi-rural setting, surrounded by open countryside and greenery. The development provides a tranquil residential environment whilst remaining conveniently located for access to Waltham Abbey and the surrounding area.

The accommodation comprises a spacious open-plan living room and kitchen, with the fitted kitchen offering a good range of neutral-tone wall and base units, integrated appliances, generous work surfaces and matching splashbacks, together with ample space for dining.

The property benefits from a generous double bedroom with fitted wardrobes, a well-proportioned second bedroom and a modern shower room featuring a white three-piece suite, including a shower enclosure, WC and wash hand basin.

Externally, the home benefits from its own private plot, with a combination of decked, paved and gravelled areas providing excellent outdoor space for relaxing and entertaining. The property also enjoys pleasant open views across the surrounding countryside.

Further benefits include double glazing, Calor gas heating and allocated parking.

For further information or to arrange a viewing, please contact Kings Group Waltham Abbey on 01992 652 006.

HALLWAY

LIVING ROOM 9'03 x 11'06

KITCHEN 10'02 x 11'06

BEDROOM ONE 9'11 x 7'05

BEDROOM TWO 9'02 x 4'04

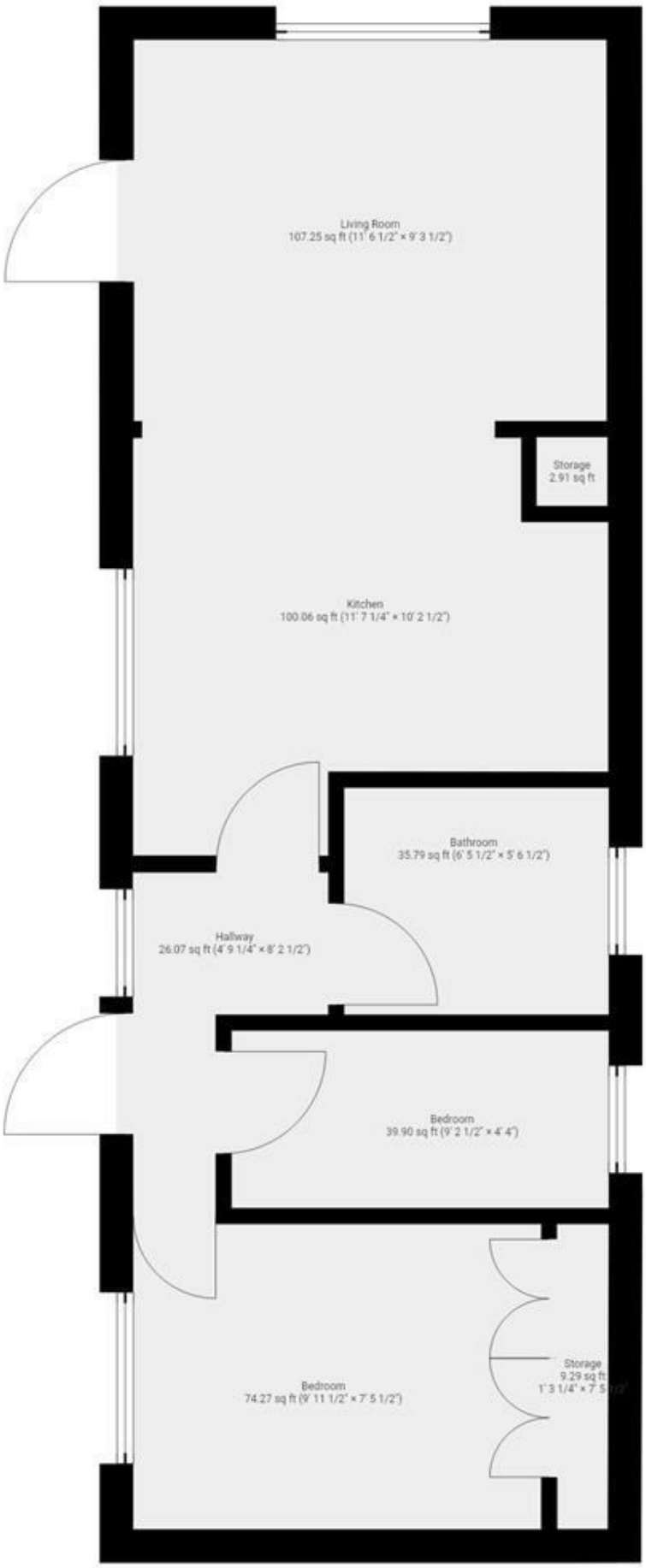
BATHROOM 6'05 x 5'06

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

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

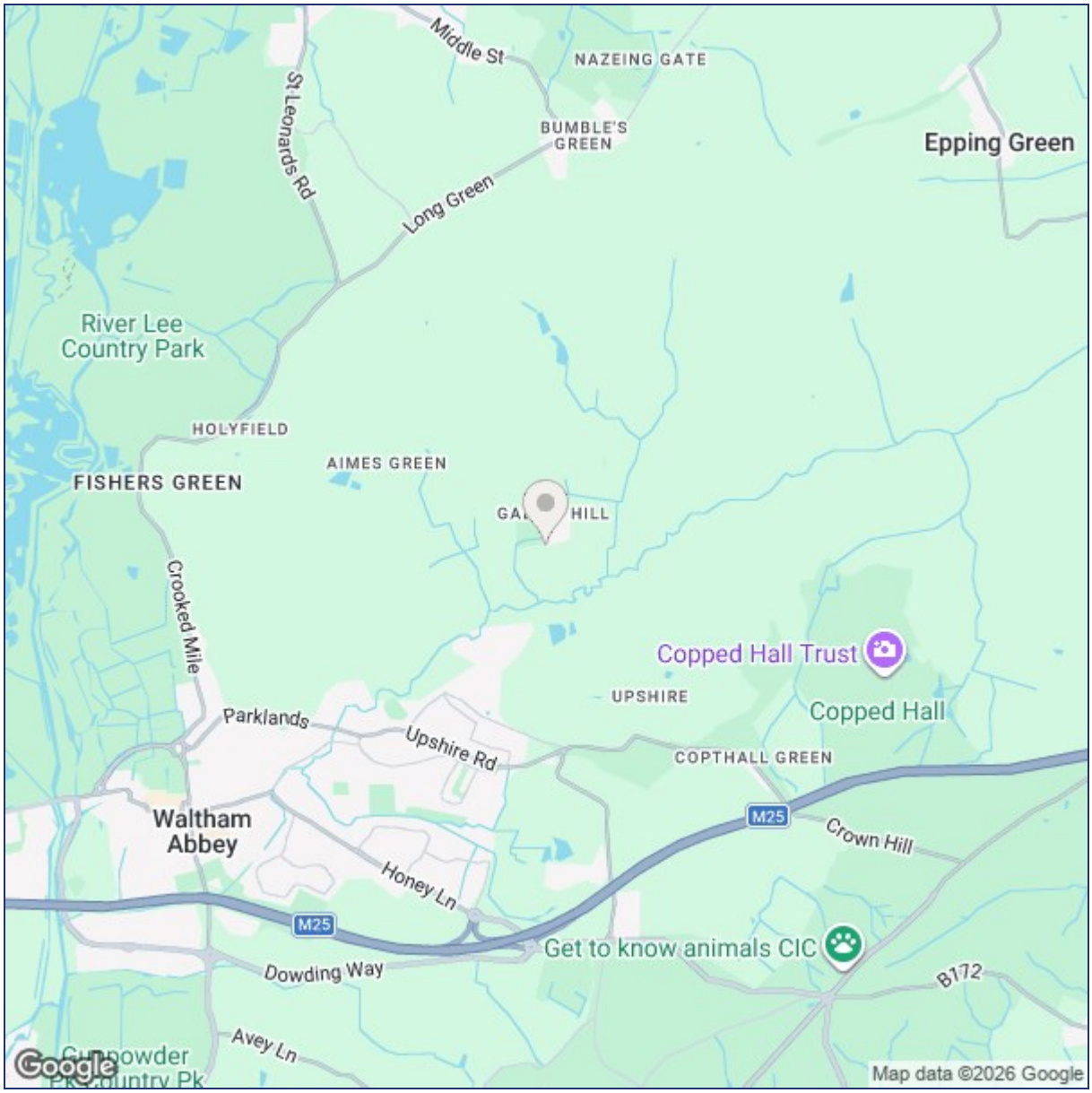
T: 01992 652006
www.kings-group.net

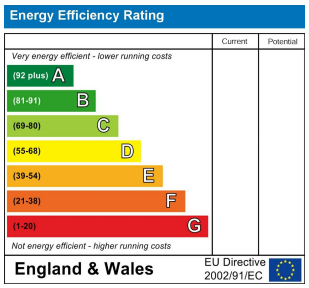


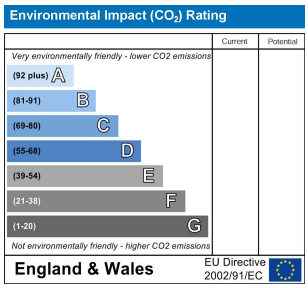
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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

T: 01992 652006
www.kings-group.net







("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
Zoopla.co.uk

kings GROUP