

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

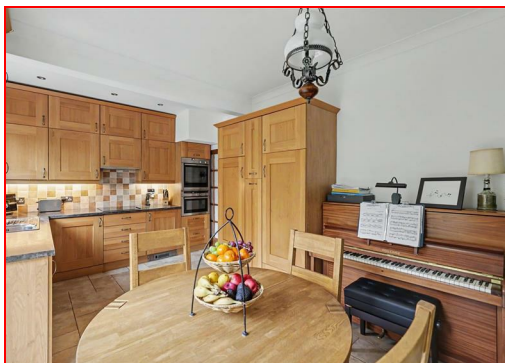
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Paternoster Close, EN9 3JX



Asking Price £525,000 Freehold



Kings Group Waltham Abbey are pleased to present this three-bedroom semi-detached property located in the popular residential area of Paternoster Close, Waltham Abbey.

The ground floor comprises an entrance hallway, a living room featuring a bay window and gas fireplace, and a fitted kitchen with base and eye level units, roll top work surfaces, tiled splashbacks, and underfloor heating.

To the first floor are two double bedrooms and a third single bedroom, with the main and third bedrooms benefitting from fitted wardrobes, together with a partially tiled family bathroom with a three-piece suite. The attic has been converted into a hobby room with velux windows, radiator and sink, providing additional versatile space suitable for a range of uses.

Externally, the rear garden is mainly laid to lawn with a paved area and side access, with the added benefit of a garage providing useful storage or parking space. To the front of the property there is an exceptionally large driveway providing off street parking for multiple cars. The property further benefits from significant potential to extend (STPP), offering an excellent opportunity to substantially increase both the footprint and value of the home, subject to the usual planning permissions.

Paternoster Close is positioned within reach of a range of local amenities including nearby shops, leisure facilities, schools, and transport links. The property is conveniently located close to Hillhouse CofE Primary School and King Harold Academy, while Waltham Cross and Cheshunt stations provide rail connections into London. Waltham Abbey town centre, Lee Valley Regional Park, and Epping Forest are also nearby, offering a combination of shopping, dining, and outdoor recreational spaces.

HALL

RECEPTION ROOM 15'9 x 11'

KITCHEN 16'11 x 10'1

LANDING

BEDROOM 12'10 x 10'8

BEDROOM 12'10 x 10'8

BEDROOM 8'9 x 6'0

BATHROOM 7'11 x 5'11

HOBBY ROOM 18'10 x 14'11

GARAGE 29'8 x 9'10

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

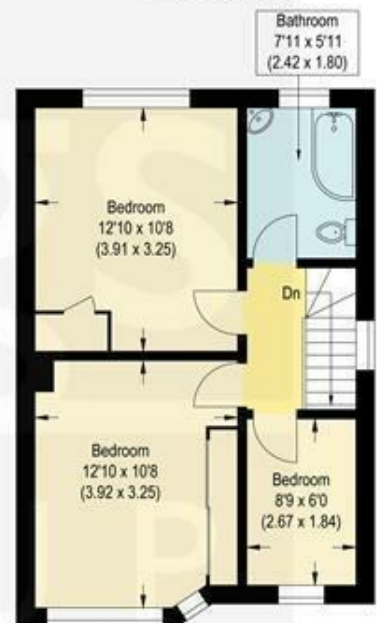




Ground Floor



Attic Room



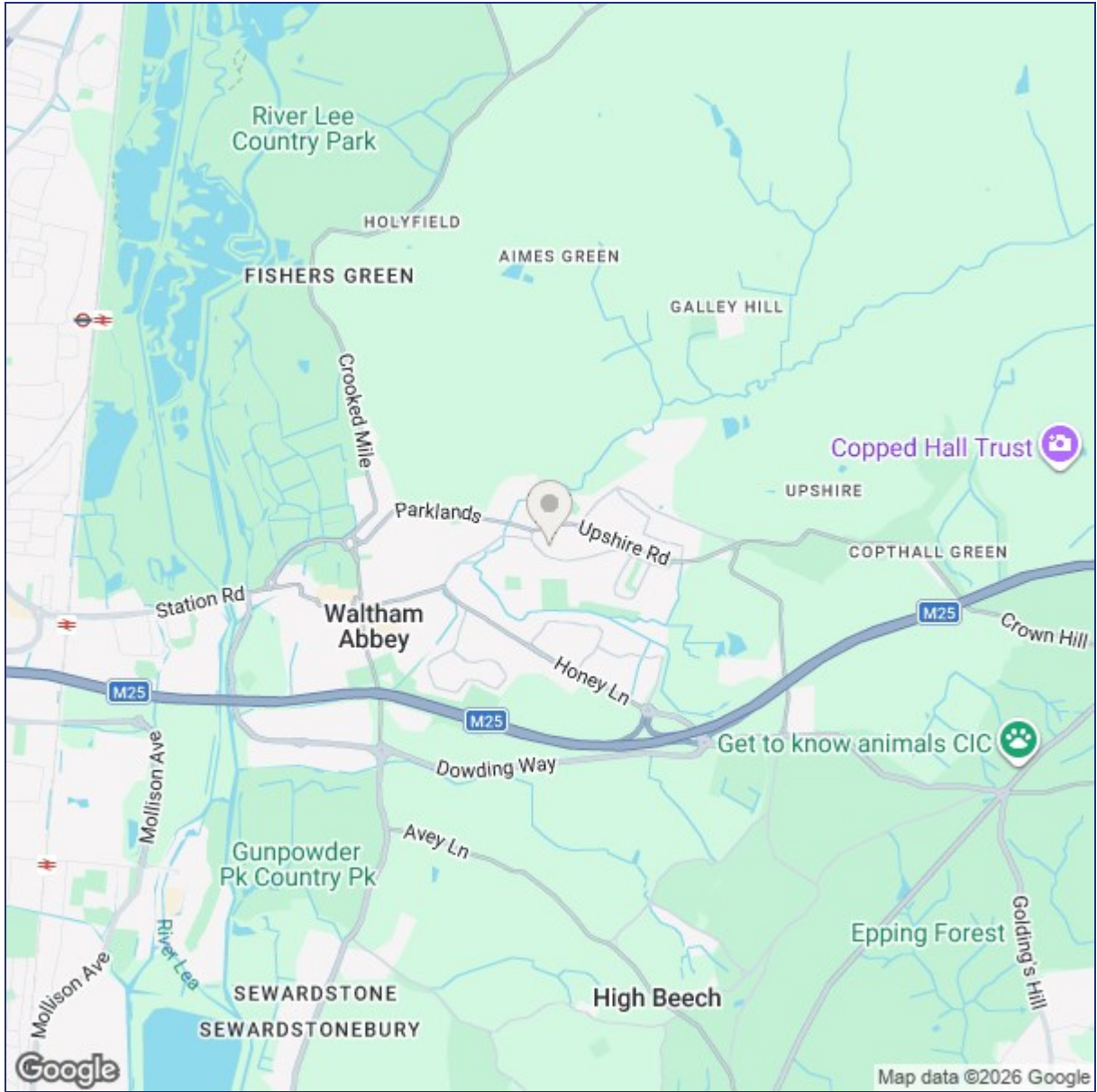
First Floor



Approximate Gross Internal Floor Area : 106.75 sq m / 1149.04 sq ft
(Excluding Garage)

Garage Area : 27.15 sq m / 292.24 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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

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