

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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Willingale Road, IG10 2DH



Guide Price £485,000 Freehold

GUIDE PRICE : £490,000 - £525,000

Nestled on the charming Willingale Road in Loughton, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 882 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the three spacious bedrooms ensure ample room for family or guests.

With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The property also benefits from parking for one vehicle, a valuable asset in this sought-after area.

Loughton is known for its vibrant community and excellent amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. This charming home presents a wonderful opportunity for those seeking a comfortable living space in a desirable neighbourhood. Don't miss the chance to make this lovely property your own.

Coverage

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

Broadband (estimated speeds)

Standard 4 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT
Sky
Virgin

HALL

LIVING ROOM 14'7 x 12'5

KITCHEN 18'3 x 12'11

LANDING

BEDROOM 12'4 x 12'1

BEDROOM 12'4 x 11'6

BEDROOM 8'1 x 7'5

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.

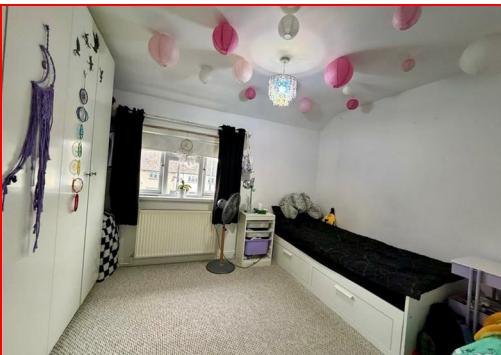
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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.

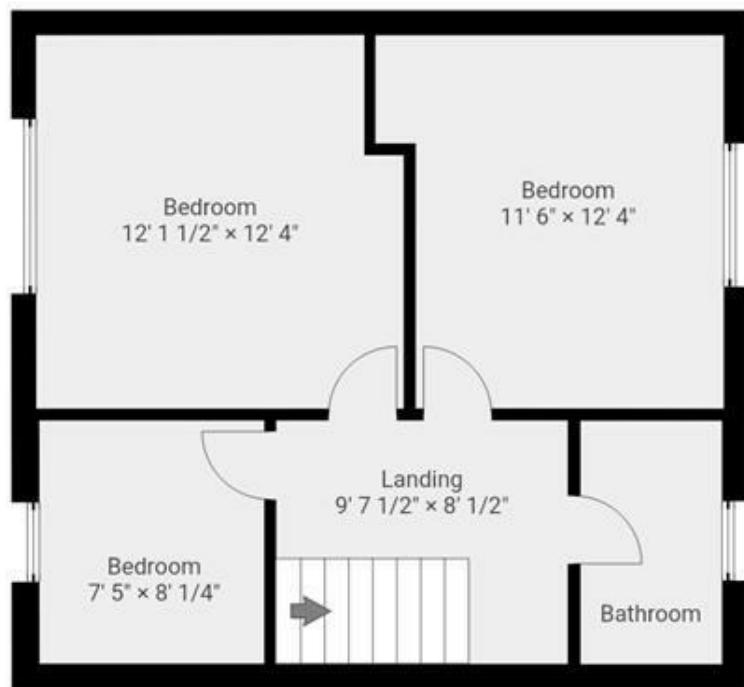
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY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



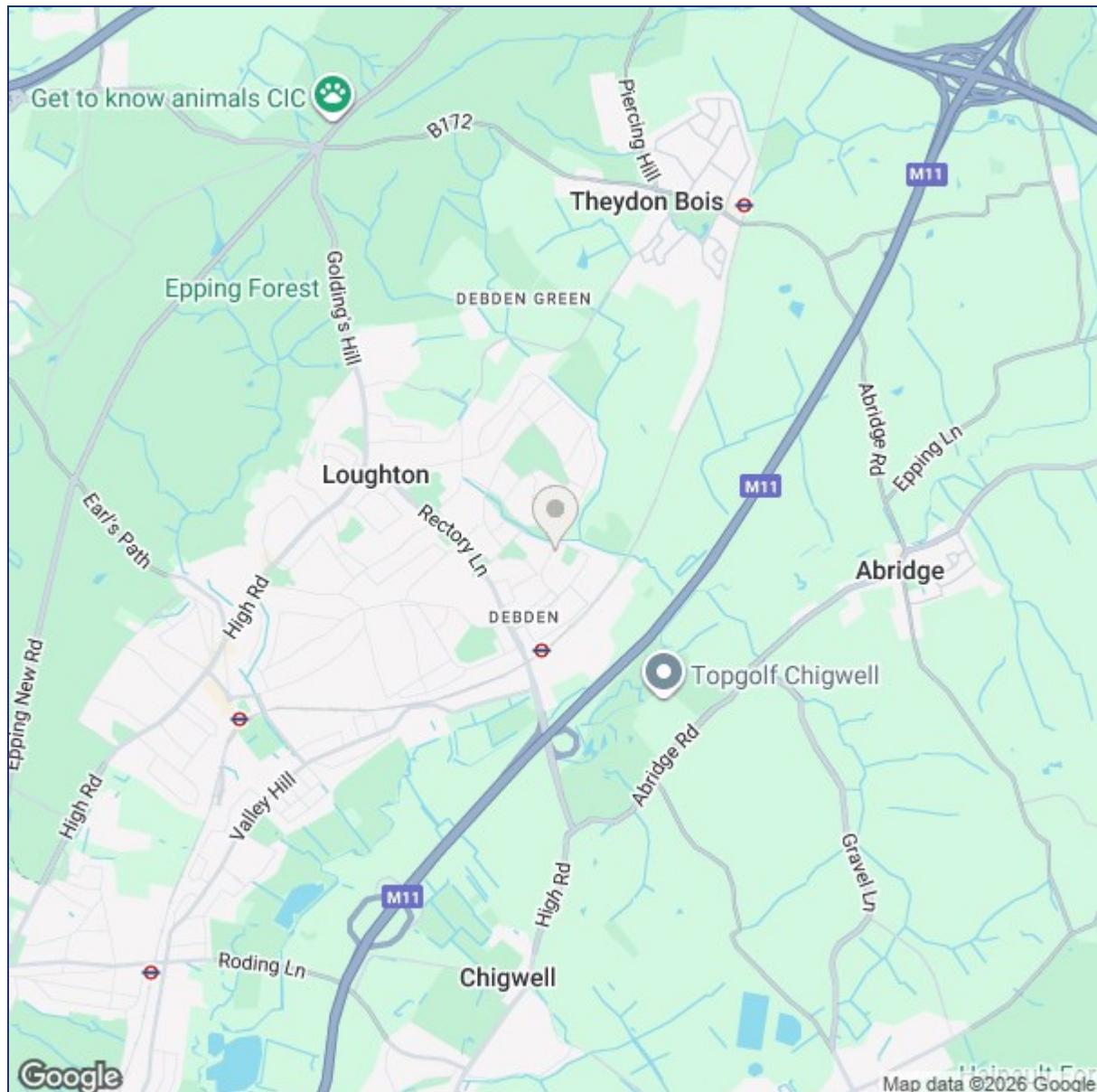
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	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”).

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.

