8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Winters Way, EN9 3HP

Asking Price £395,000 Freehold

Kings Group Waltham Abbey present this three-bedroom terraced home, perfect for families seeking a spacious and well-connected property.

The ground floor comprises a welcoming entrance hallway with storage, a spacious living room with dining area, and a fitted kitchen featuring base and eye level units, roll top work surfaces, and tiled splashbacks.

Upstairs, there are two double bedrooms with fitted storage, a third single bedroom, and a family bathroom with a separate toilet, providing flexible accommodation for family life.

Externally, the property features a fully paved rear garden, while the front is partially paved with flower beds, off-street parking, and a garage.

Location: Situated in a popular residential area of Waltham Abbey, the property is within easy reach of local shops, schools, and leisure facilities. The town is surrounded by green open spaces, including the Lee Valley Regional Park, and offers excellent road and transport links via the M25 and nearby Waltham Cross station, making commuting straightforward.

This property combines comfort, convenience, and family-friendly living. Call Kings Group Waltham Abbey today to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)
Standard 4 mbps
Superfast 58 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 13'10" x 12'01"

DINING ROOM 9'00" x 6'11"

KITCHEN 10'06" x 6'10"

LANDING

BEDROOM 12'04" x 8'10"

BEDROOM 9'11" x 7'07"

BEDROOM 13'01" x 7'00"

BATHROOM 5'06" x 5'04"

TOILET 5'06" x 2'08"

GARAGE

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

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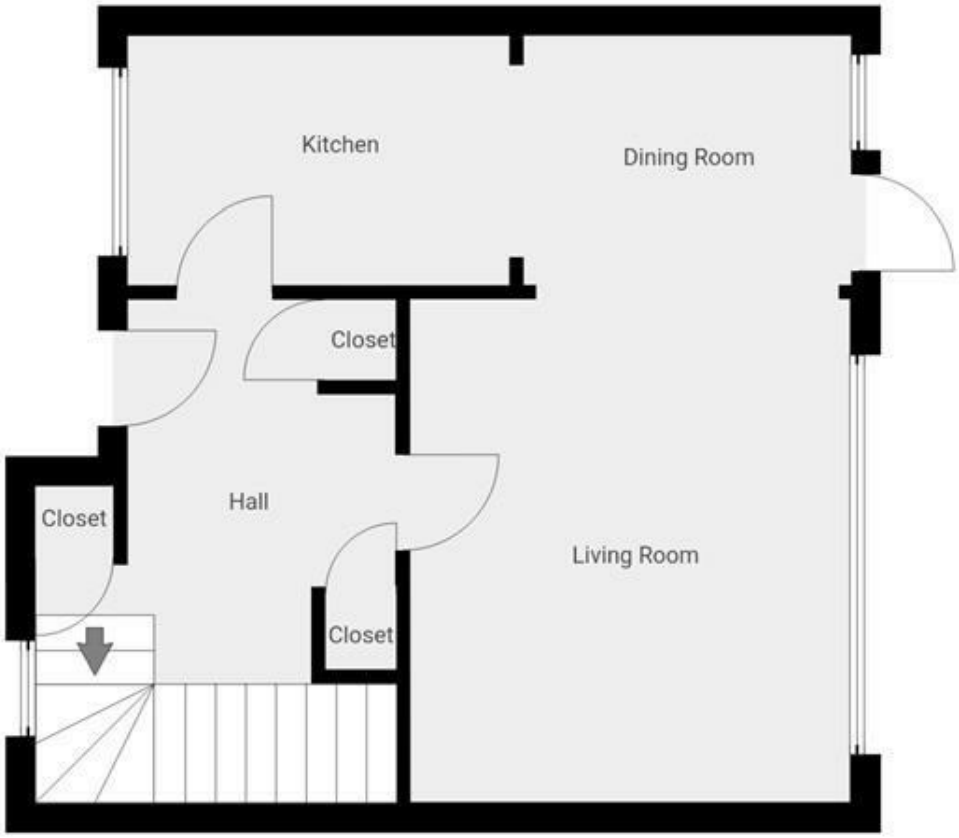

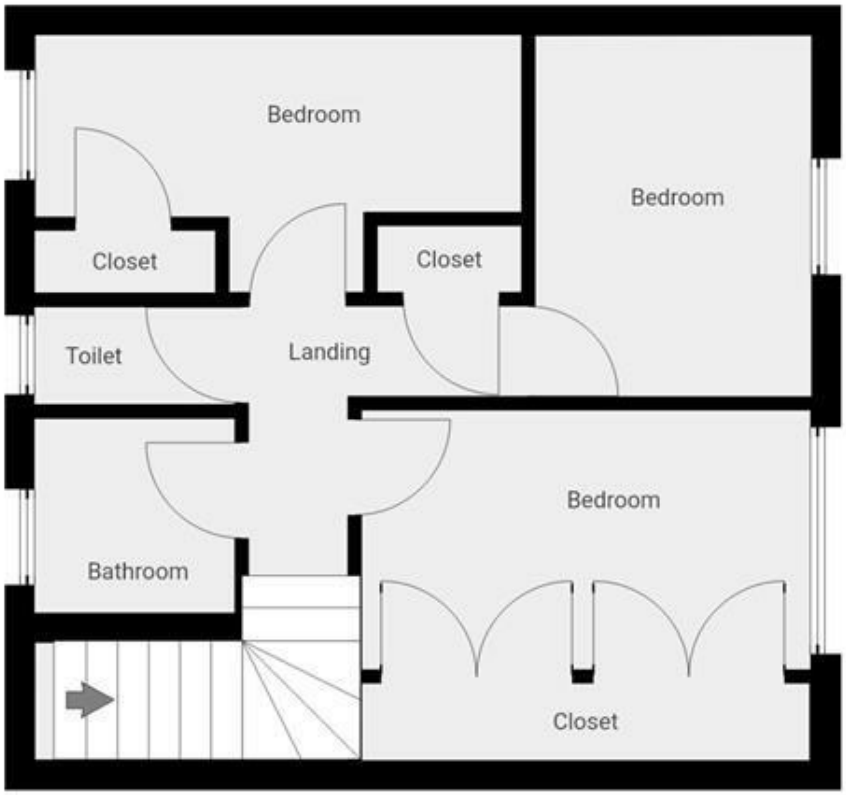

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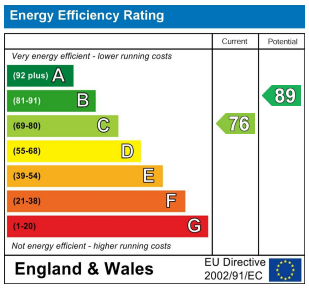

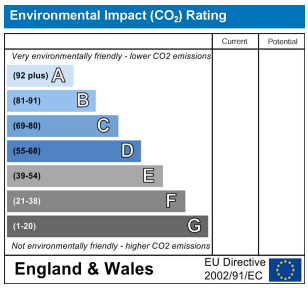

("These details are correct at time of going to press").

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The Property Ombudsman
rightmove.co.uk The UK's number one property website
Zoopla.co.uk

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