

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

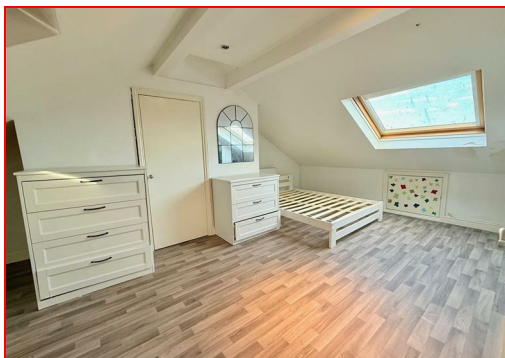
T: 01992 652006
www.kings-group.net



Old Oaks, EN9 1TJ



Asking Price £450,000 Freehold



Kings Group Waltham Abbey are pleased to present this CHAIN FREE well-maintained family home in the popular Old Oaks development. The property is conveniently located for local schools, leisure facilities, and Waltham Abbey town centre, which offers shops, cafés, restaurants, a regular market, and the historic Market Square. Abbey Gardens are also within walking distance.

Transport links are excellent, with Waltham Cross mainline station and Epping and Loughton Underground stations within driving distance, and Junction 26 of the M25 motorway easily accessible.

The accommodation includes an entrance hallway leading to a lounge/diner with laminate flooring, stairs to the first floor, and French doors opening into the kitchen. The kitchen is fitted with a range of wall and base units, roll top work surfaces, tiled splashbacks and provides direct access to the rear garden.

On the first floor, there are two double bedrooms, a single bedroom and a fully tiled family bathroom with a modern white suite. The loft has been converted to create a fourth bedroom with Velux windows to the front and rear and a built-in wardrobe.

Externally, the rear garden is designed for low maintenance with paved areas, artificial lawn, and timber fencing. The property also benefits from one allocated parking space.

Call Kings Group today on 01992 652 006 to arrange your viewing

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

ENTRANCE HALL & STORAGE

LIVING ROOM 18'11 x 14'2

KITCHEN DINER 14'2 x 10'0

1ST FLOOR LANDING

BEDROOM 14'8 x 9'1

BEDROOM 10'8 x 7'8

BEDROOM 6'8 x 6'4

BATHROOM 7'8 x 7'3

2ND FLOOR LANDING

BEDROOM 18'3 x 14'5

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.

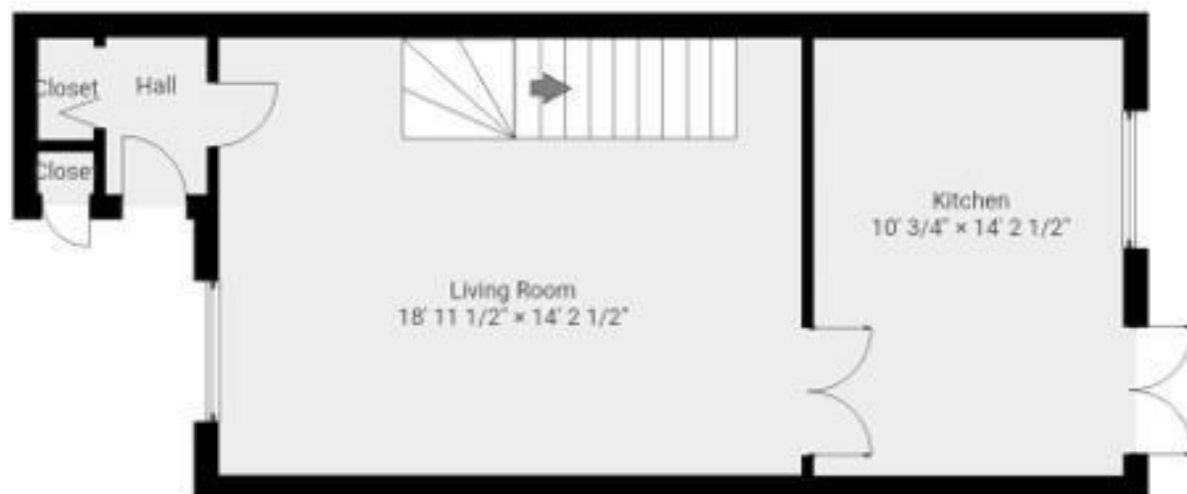
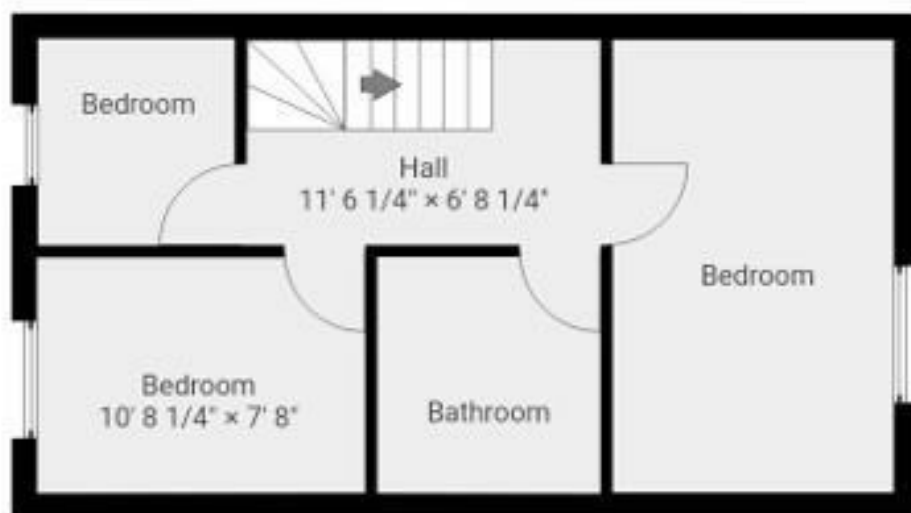
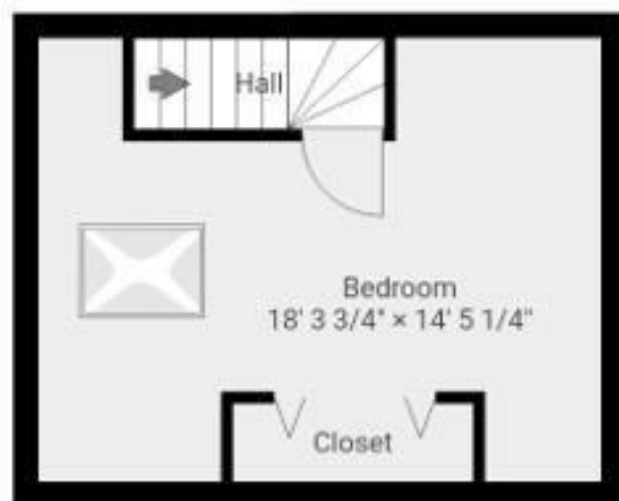
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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.





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

