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Parvills, EN9 1QG



Asking Price £435,000 Freehold



Kings Group Waltham Abbey present this three-bedroom terraced property to the market. The ground floor offers a 17'8 x 11'4 living room, a separate dining room and a fitted kitchen comprising base and eye-level units, roll-top work surfaces and tiled splashbacks, with ample space for appliances and a range cooker. The accommodation is further complemented by a bright and airy conservatory providing additional living space.

The first floor comprises three double bedrooms, a shower room and a partially tiled family bathroom fitted with a three-piece white suite.

Externally, the rear of the property features a low-maintenance paved garden with rear access, while the front provides off-street parking for two vehicles. Additional features include solid oak flooring throughout the ground floor, triple glazing and gas central heating.

The property is located on Parvills in Waltham Abbey, a predominantly residential area characterised by established terraces and a mix of owner-occupied homes. Local amenities including shops, supermarkets, parks and a selection of well-regarded primary and secondary schools are within easy reach in the town centre, and regular bus services connect the area to neighbouring towns and transport links. Waltham Abbey offers a balance of convenience and community living, with green spaces, historic features and everyday facilities close by.

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

Broadband (estimated speeds)
Standard 25 mbps
Superfast -
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 17' x 11'4

DINING ROOM 13'9 x 8'9

KITCHEN 13'9 x 8'

CONSERVATORY 17' x 14'

LANDING

BEDROOM 12'8 x 10'5

BEDROOM 14'3 x 8'11

BEDROOM 14'3 x 8'5

SHOWER ROOM

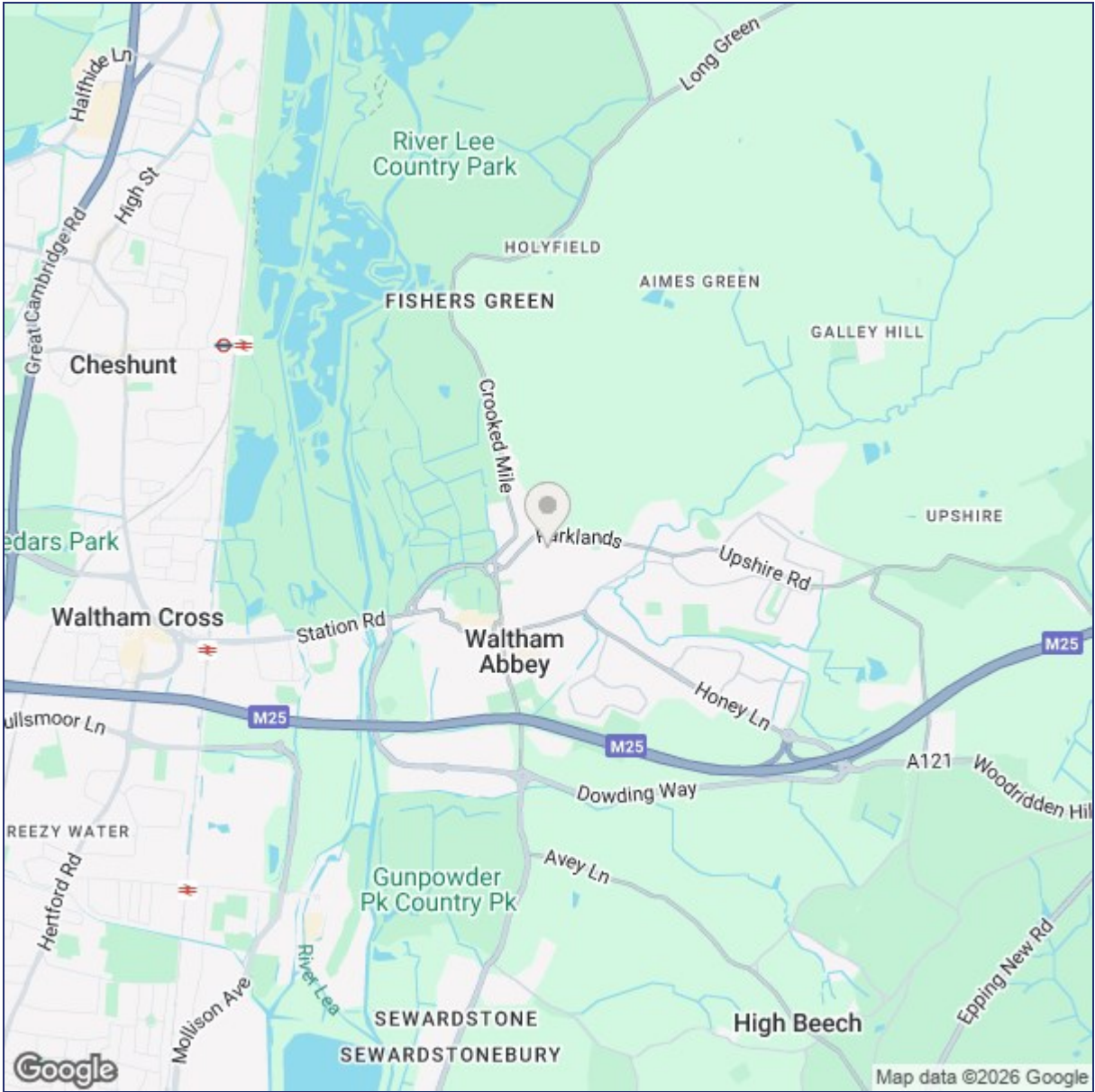
BATHROOM 11'5 x 4'8

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.



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| 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 | | |
| | | 71 | | | 87 |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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

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