

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Heather Gardens, EN9 3YF



Asking Price £579,995 Freehold



Kings Group is pleased to offer for sale this three-bedroom link-detached house in Heather Gardens, Waltham Abbey. The property is offered chain-free and has been refurbished throughout. It is situated seconds away from Gunpowder Park (Lee Valley Park) and is located close to Waltham Abbey town centre.

The ground floor consists of an entrance hall, a lounge, a downstairs cloakroom, and a kitchen/diner which boasts white gloss units and integrated appliances. To the first floor, there are three bedrooms and a family bathroom, with the primary bedroom featuring an en-suite. The property is also double glazed and has gas central heating.

Externally, the property includes a private rear garden, a single garage, and a driveway for off-road parking. The location provides access to local shops, schools, and transport links, combining proximity to the town centre with immediate access to the Lee Valley's green spaces.

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 79 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky

HALLWAY

LIVING ROOM 13'5 x 13'5

KITCHEN 17'00 x 9'3

DOWNSTAIRS W.C

BEDROOM 9'7 x 9'6

EN-SUITE

BEDROOM 10'9 x 9'6

BEDROOM 7'4 x 6'7

BATHROOM 8'6 x 8'7

DISCLAIMER

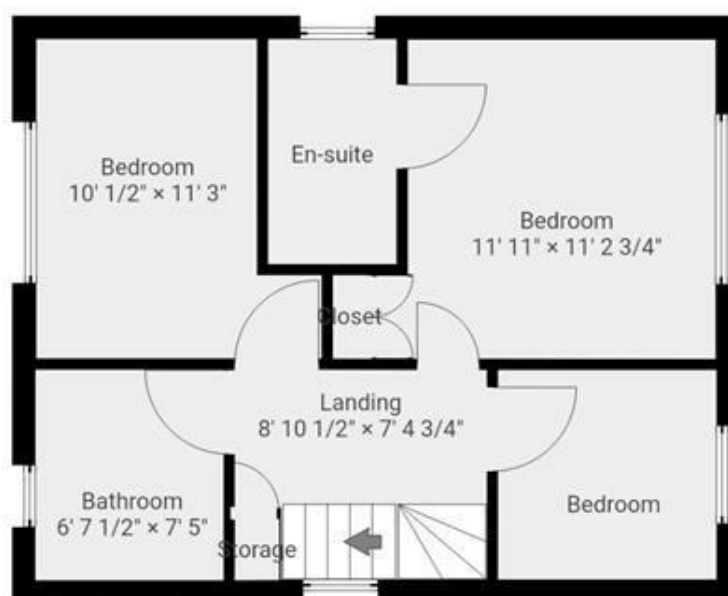
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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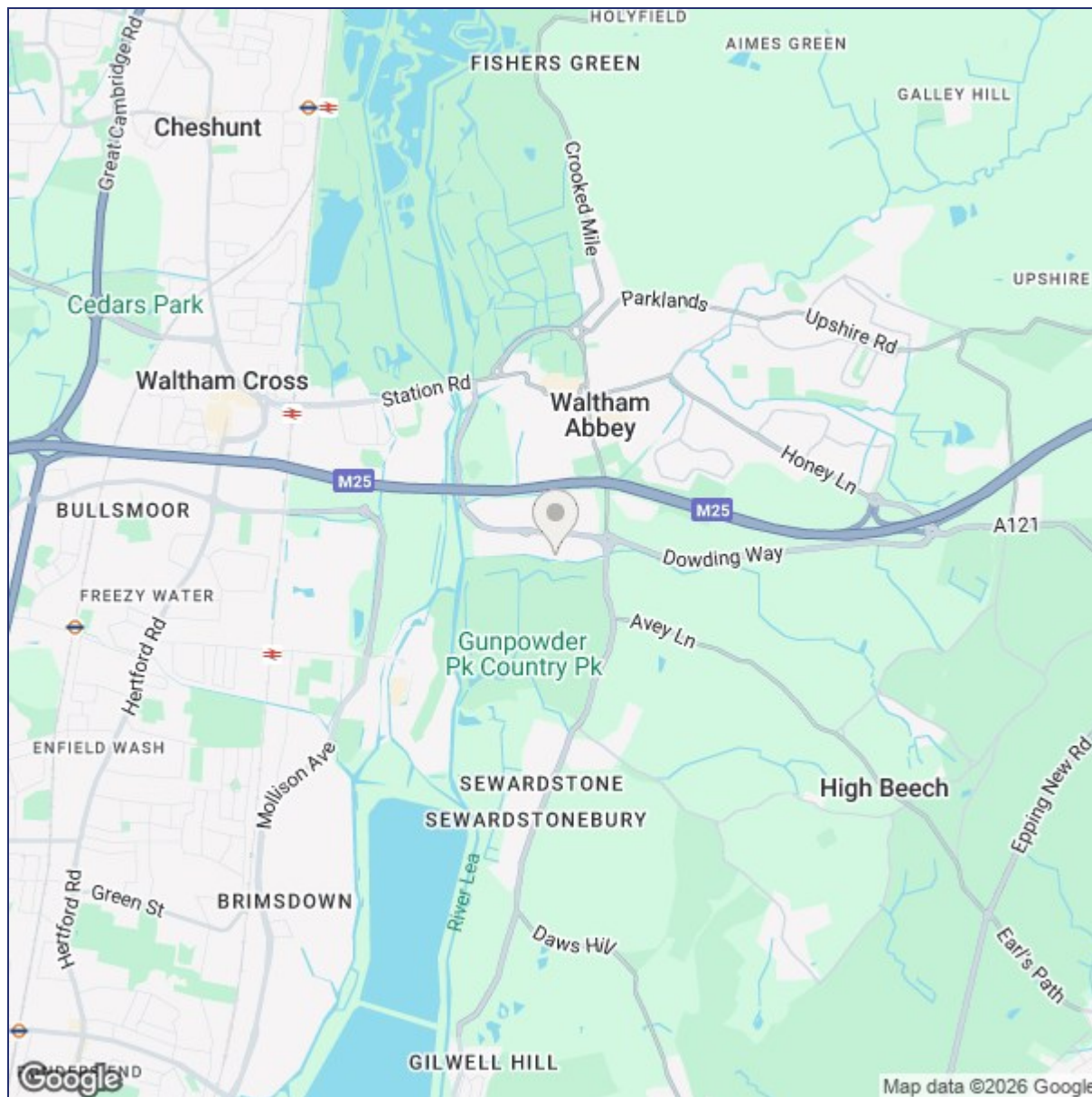
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	
		67	
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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