8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

# Winters Way, EN9 3HA

## Asking Price £385,000 Freehold

Kings Group Waltham Abbey are pleased to present this three-bedroom family home located on Winters Way. The ground floor comprises an entrance hallway leading to a spacious reception room, alongside a fitted kitchen and dining area providing access to the rear garden. The layout offers a practical living space suitable for both everyday use and entertaining.

The first floor offers three well-proportioned bedrooms and a family bathroom fitted with a modern suite. Each room provides comfortable accommodation with space for personalisation to suit a variety of needs including family living, guest accommodation or a home office.

Externally, the property benefits from a patio rear garden providing space for outdoor seating and entertaining, with the added feature of a hot tub. The property is situated within a residential location close to local amenities and transport links.

Positioned within easy reach of Waltham Abbey town centre, the property offers convenient access to local shops, schools and leisure facilities. Waltham Cross British Rail Station, Epping Underground Station and the M25 are all within driving distance, making the property suitable for those commuting into London and surrounding areas.

Call 01992 652 006 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 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

**HALL**

**LIVING ROOM 12'04 x 13'5**

**KITCHEN 19'03 x 6'10**

**LANDING**

**BEDROOM ONE 12'05 x 10'08**

**BEDROOM TWO 12'06 x 10'0**

**BEDROOM THREE 10'05 x 7'01**

**BATHROOM 5'05 x 8'02**

**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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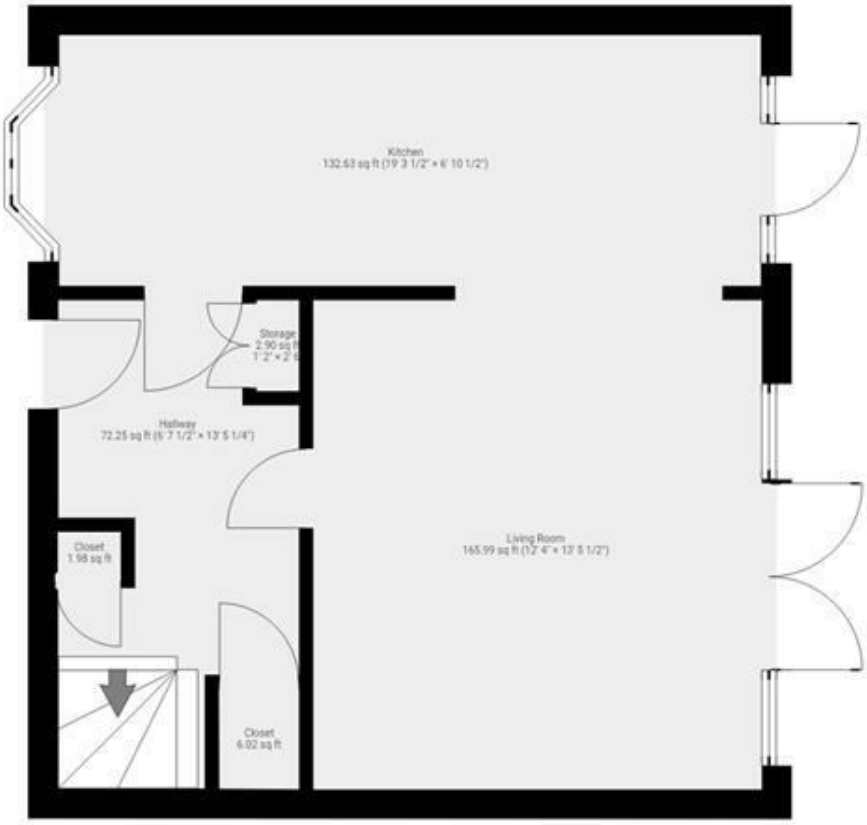


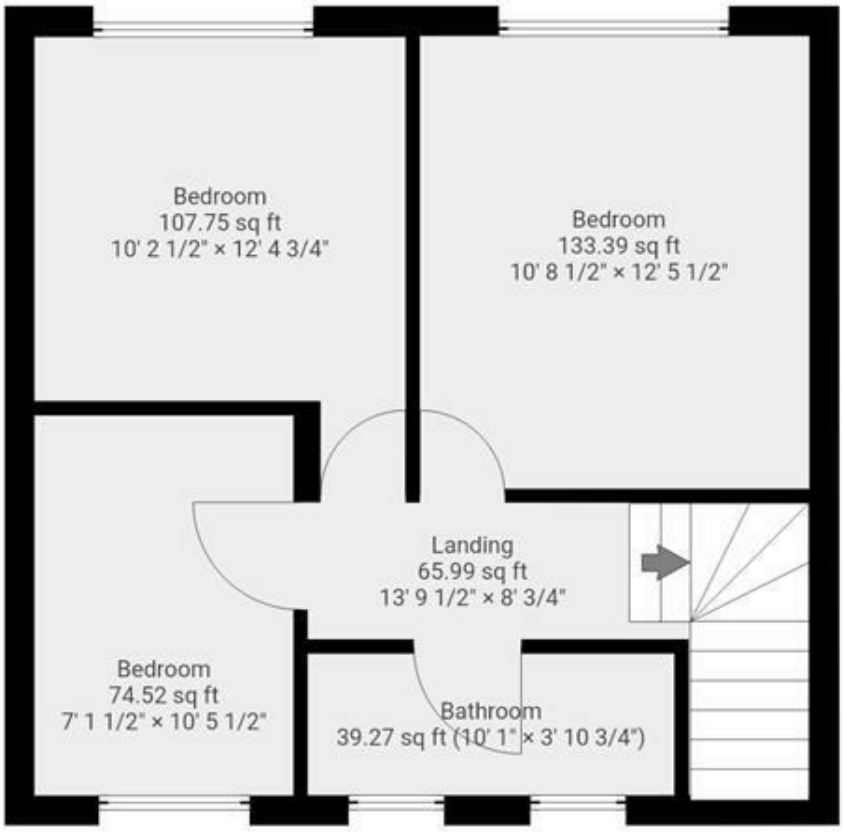


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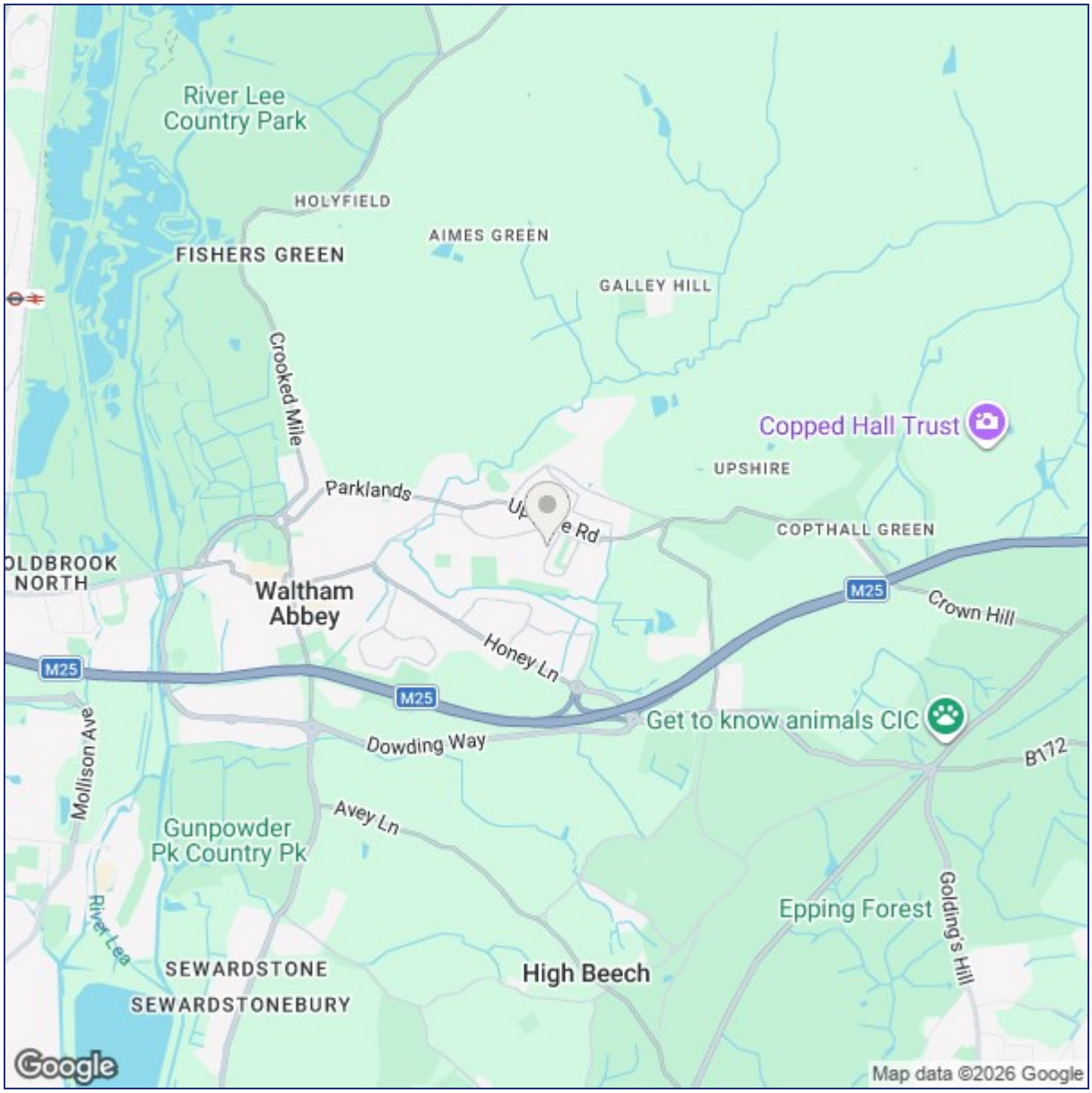


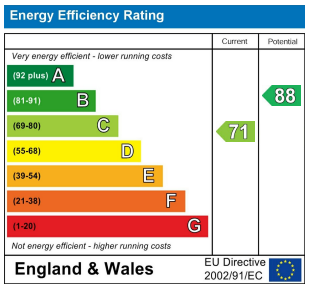


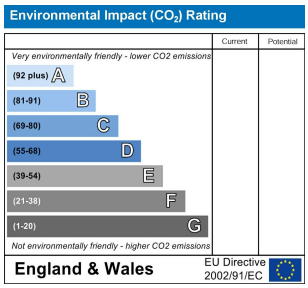


("These details are correct at time of going to press").

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.

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

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