

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Halfhides, EN9 1LE



£570,000 Freehold

*** CHAIN FREE ***

Kings are pleased to offer for sale this highly sought-after, three-bedroom semi-detached home situated in a popular local neighborhood.

The ground floor opens into a spacious through-lounge that seamlessly transitions into a bright and airy dining room. From here, large sliding doors offer direct access into the rear garden, making it an ideal space for entertaining.

The generous 14ft x 14ft kitchen-diner boasts a comprehensive range of white-trimmed eye and base-level units, complemented by wood-style work surfaces and a convenient breakfast bar. A much-needed guest WC completes the ground floor accommodation.

Upstairs, the first floor layout features three well-proportioned bedrooms and a contemporary family bathroom, fully fitted with a modern suite and a stylish vanity unit.

The exterior of the property is equally impressive, featuring a mature rear garden complete with established bordering plants and shrubs. A paved patio area features a fitted awning, offering perfect shade for warm summer days. The property also benefits from a garage to the side and off-street parking for two vehicles.

Nestled on the Essex-Hertfordshire border just off Junction 26 of the M25, Waltham Abbey is a historic market town that effortlessly blends heritage charm with modern convenience.

Famous as the traditional final resting place of King Harold II, the town centers around its stunning medieval Abbey Church and the scenic Abbey Gardens.

Ideal for families and commuters alike, the area offers direct access to the vast green expanses of Epping Forest and the Lee Valley Regional Park—including the Olympic White Water Centre—while remaining just a short distance from central London via nearby rail links at Waltham Cross.

Call Kings Group today to arrange your viewing and avoid disappointment!

HALL

THROUGH LOUNGE 26'4 x 11

DINING ROOM 10'2 x 6'2

KITCHEN DINER 14'7 x 14'7

GROUND FLOOR WC

BEDROOM 11'5 x 11

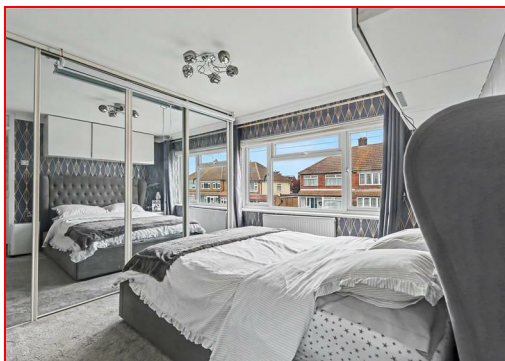
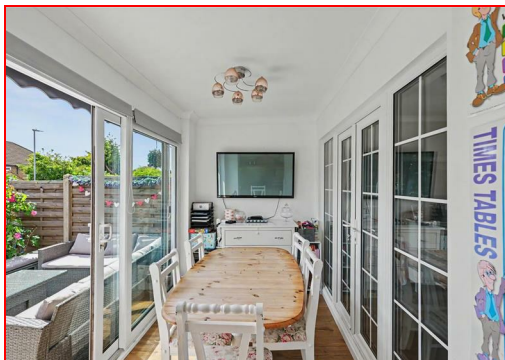
BEDROOM 12'1 x 11'5

BEDROOM 7'8 x 6'4

BATHROOM

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.
7. This is to confirm that in some instances AI maybe used to include furnishings and augmentation of images



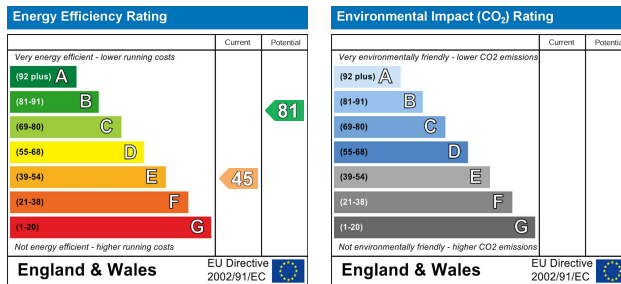
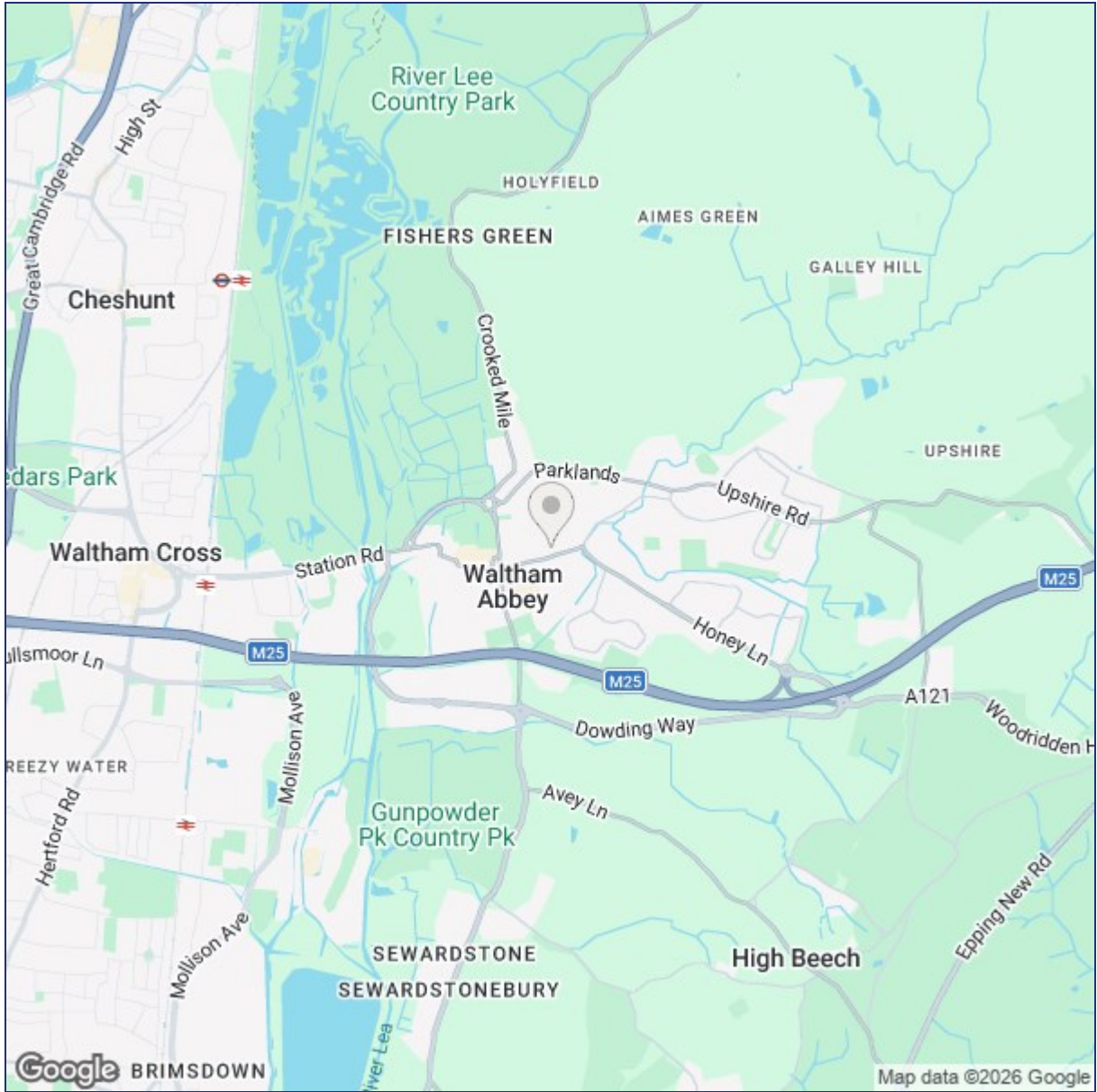


Halfhides EN9

Approximate Gross Internal Floor Area : 117.70 sq m / 1266.91 sq ft
(Including Garage)

Garage Area : 11.81 sq m / 127.12 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



("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.

