

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



Winters Way, EN9 3EZ



£365,000 Freehold

\*\*\* CHAIN FREE \*\*\*

Kings Group present this three-bedroom family home situated within the residential area of Winters Way, Waltham Abbey. The property offers well-balanced accommodation throughout and is available with no onward chain. The ground floor comprises an entrance hallway, a spacious reception room, a fitted kitchen, and a downstairs cloakroom. The first floor provides three bedrooms and a family bathroom, with additional built-in storage available within the property.

Externally, the property benefits from ample communal parking and is positioned in a quiet residential setting.

The property is being sold as seen as part of a corporate sale, offering an opportunity for buyers looking to modernise and personalise a home to their own requirements.

Winters Way is conveniently located for access to local shops, schools, parks, and everyday amenities. Transport links are within easy reach, including access to the M25, Waltham Cross British Rail Station, and Epping Underground Station, making the location practical for commuters travelling into London and surrounding areas.

Call Kings Group today on 01992 652 006 to arrange your viewing and avoid disappointment!

Public Notice - 14 Farmers Court, Winters Way Waltham Abbey, EN9 3EZ We are acting in the sale of the above property and have received an offer of £365,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

#### HALLWAY

**LIVINGROOM 17'4 x 13'8**

**KITCHEN 19'3 x 6'10**

**DOWNSTAIRS W.C**

#### LANDING

**BEDROOM ONE 10'8 x 12'5**

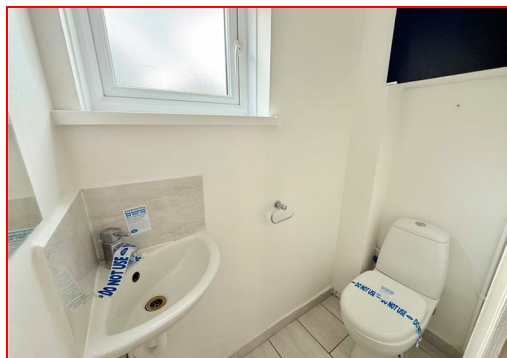
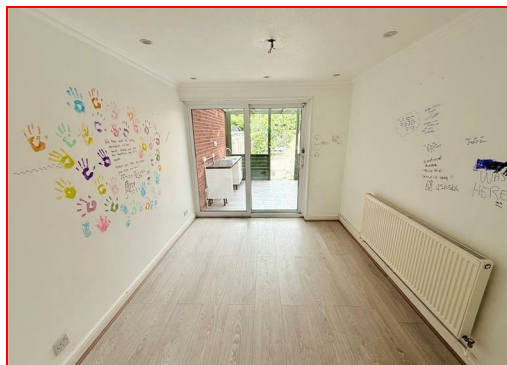
**BEDROOM TWO 10'2 x 12'4**

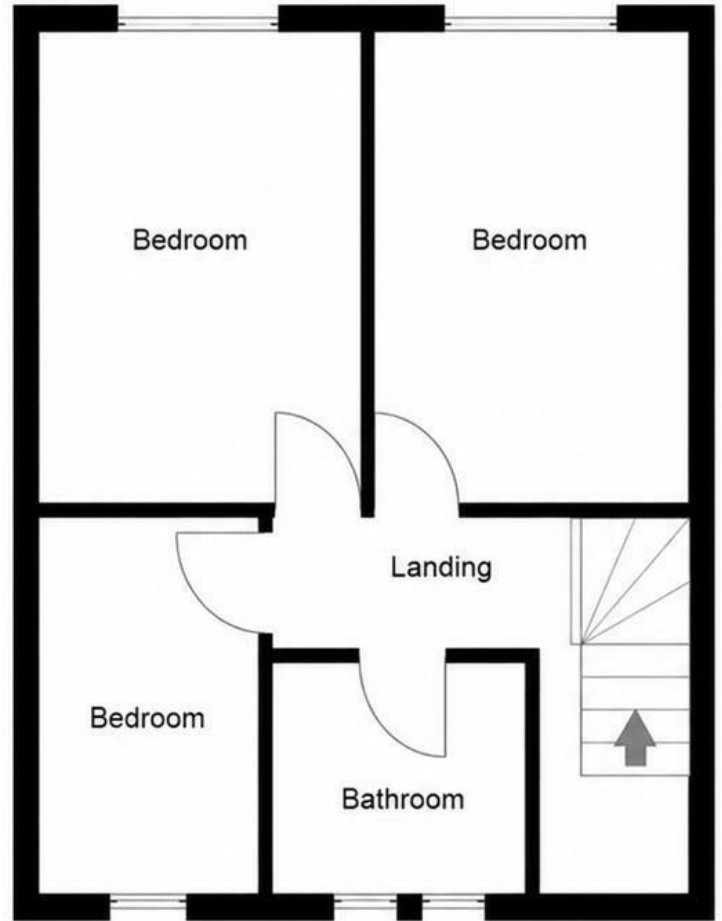
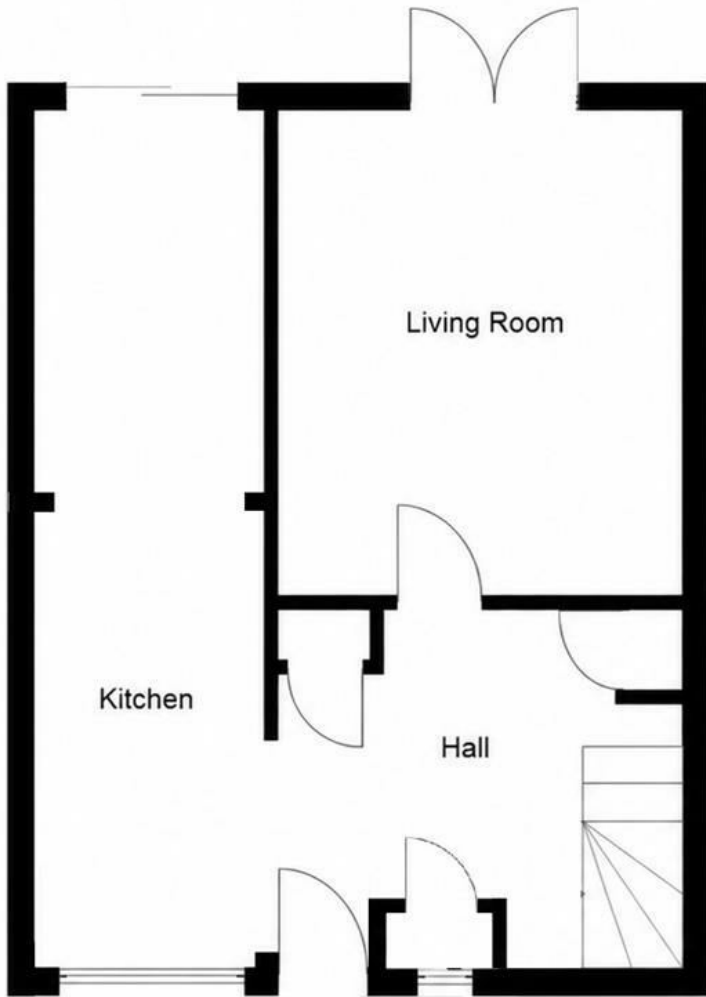
**BEDROOM THREE 7'1 x 10'5**

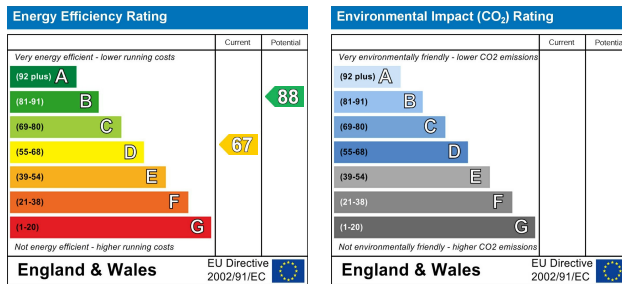
**BATHROOM 10'1 x 3'10**

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







("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.

