

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Princesfield Road, EN9 3PG



Offers In Excess Of £175,000 Leasehold



Located within easy reach of the historic Waltham Abbey market town, this studio maisonette offers a practical layout complemented by a private outdoor space. The interior is maintained by gas central heating and double-glazed windows throughout, ensuring a consistent environment across all seasons.

The living area features a fitted wardrobe designed with a spacious area behind it, providing significant storage capacity while maintaining the room's proportions. Culinary needs are met by a fitted kitchen Diner finished with white gloss trim base and eye-level units, which include an integrated oven, hob, and extractor. The property also includes a modern bathroom updated with contemporary fixtures.

A distinct highlight of this home is the sole use of the garden, offering a private external area for the resident. Positioned for convenience, the location provides straightforward access to local shops, Waltham Cross station for commuting, and the M25 motorway network

Mobile (based on calls indoors)

O2 Good  
EE Good  
Three Average  
Vodafone Average  
Broadband (estimated speeds)  
Standard 4 mbps  
Superfast 226 mbps  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALLWAY

**LIVING ROOM/ KITCHEN 14'00 x 9'08**

**BEDROOM 14'00 x 12'06**

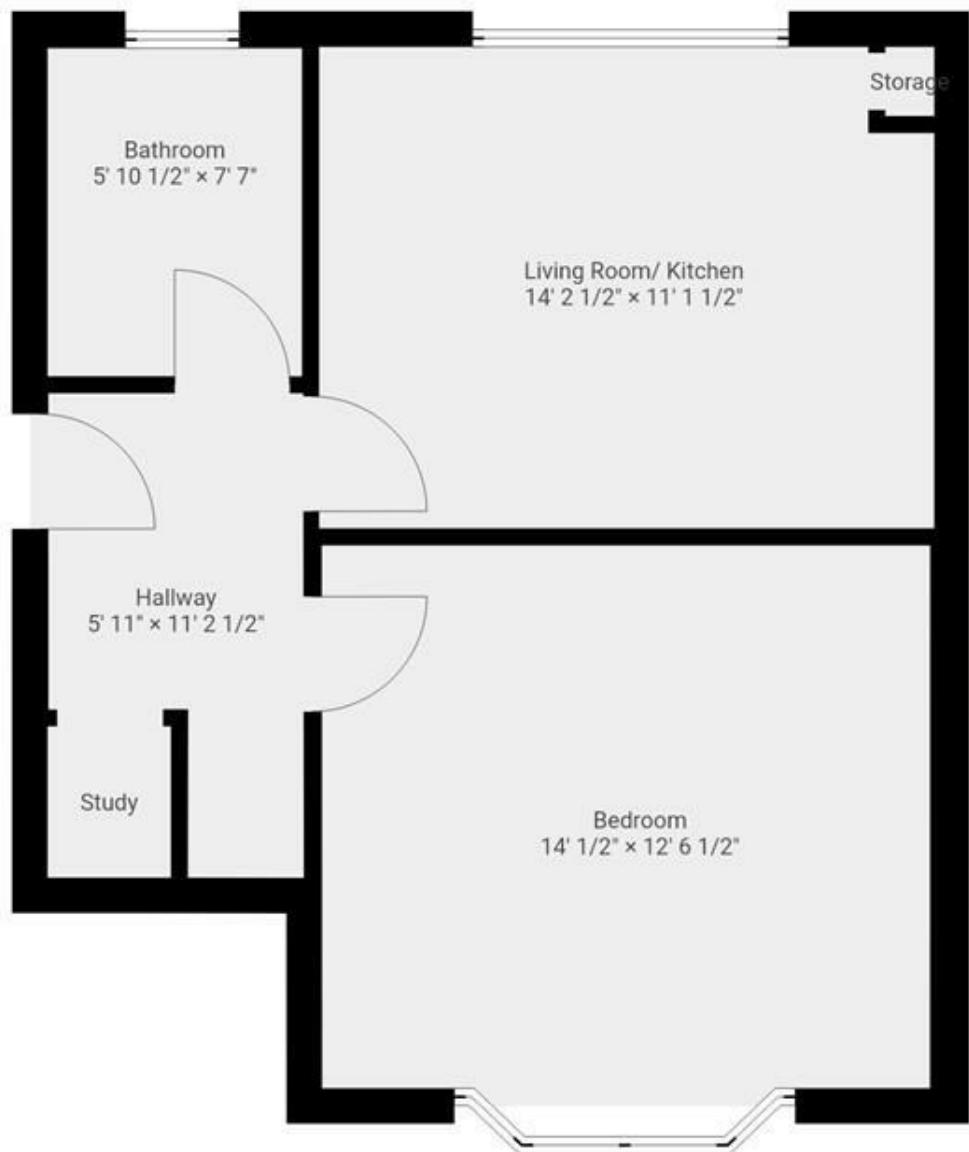
**BATHROOM 5'10 x 7'2**

#### GARDEN

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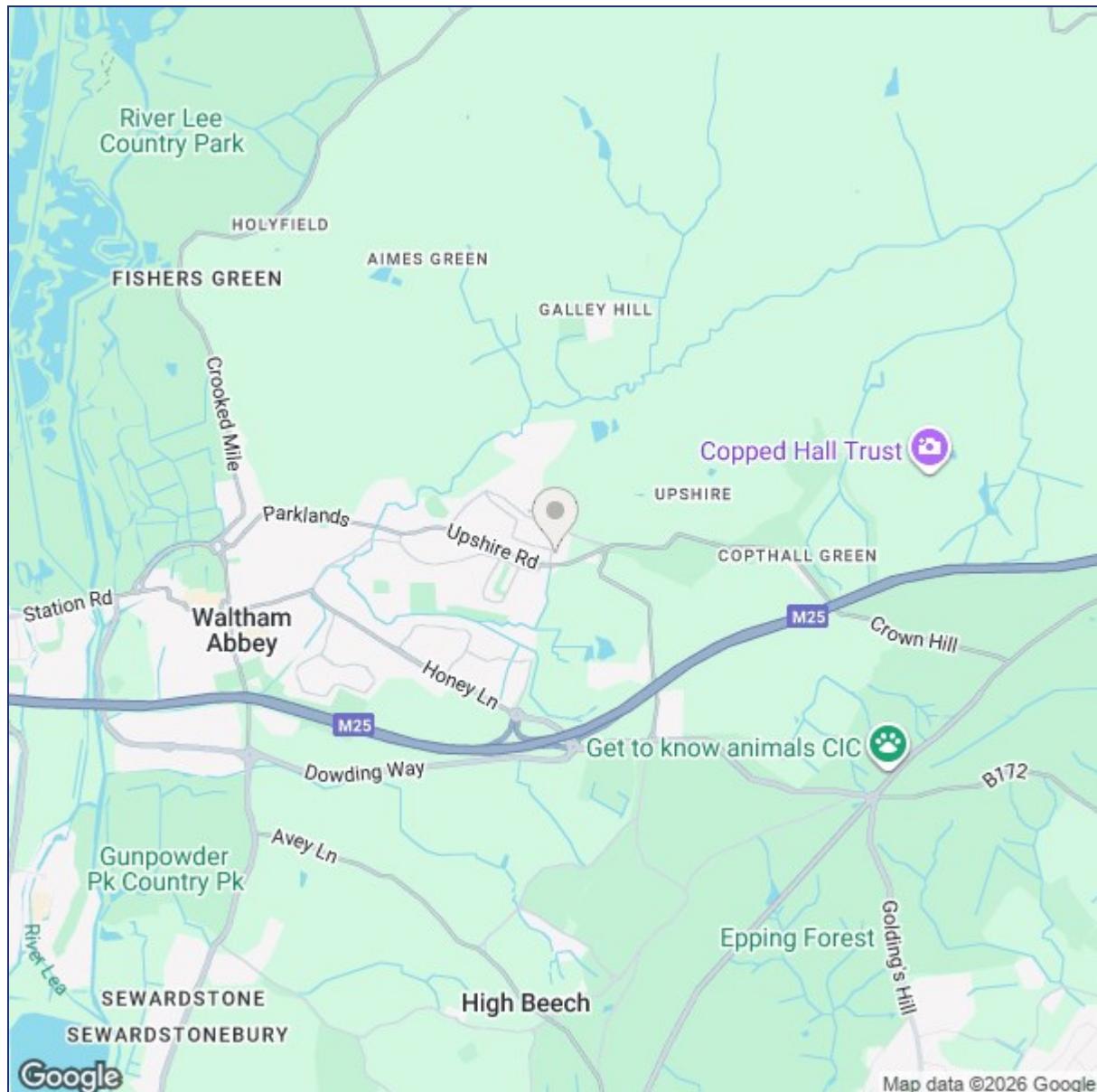
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

