

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

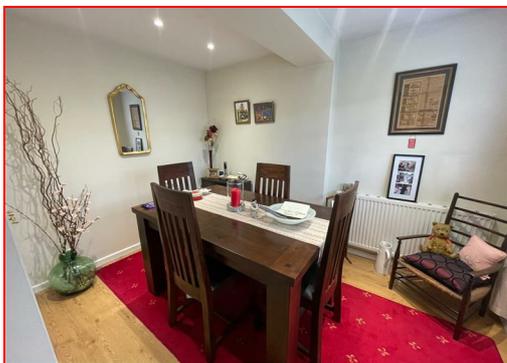
T: 01992 652006
www.kings-group.net



Valley Close, EN9 2DU



£475,000 Freehold



Kings Group Waltham Abbey is delighted to present this three-bedroom semi-detached home. The ground floor features an entrance hallway, a spacious 18' x 14' living room with patio doors opening to the garden and a fireplace, a dining room, a kitchen with base and wall units, roll-top work surfaces, tiled splashbacks, a downstairs W.C., and a utility room.

Upstairs, there is a large double bedroom, two smaller double bedrooms, and a fully tiled family bathroom with a three-piece white suite. The rear garden is a mix of lawn and patio, with side and rear access. At the front, there is a lawn garden and off-street parking. The property also offers potential for extension, subject to planning permission (STPP).

Located on a quiet cul-de-sac on one of the most sought after roads in Waltham Abbey and being just a 10 minute drive to Waltham Cross British Rail station, this property is ideal for those of you that commute. Also being just a 5 minute walk to Waltham Abbey's historic market town centre and all the amenities it has to offer. Ready to move into and tastefully finished, this property really must be seen to be fully appreciated.

Call 01992 652 006 to arrange your viewing and avoid disappointment!

FREEHOLD
Council Tax Band D
EPC Rating TBC

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

Broadband (estimated speeds)
Standard 8 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 18'8 x 14'2

DINING ROOM 10'8 x 8'4

KITCHEN 18'1 x 10'4

UTILITY ROOM

DOWNSTAIRS W.C

LANDING

BEDROOM 18'8 x 8'5

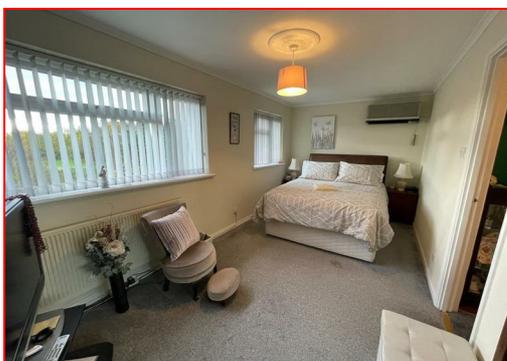
BEDROOM 9'11 x 9'6

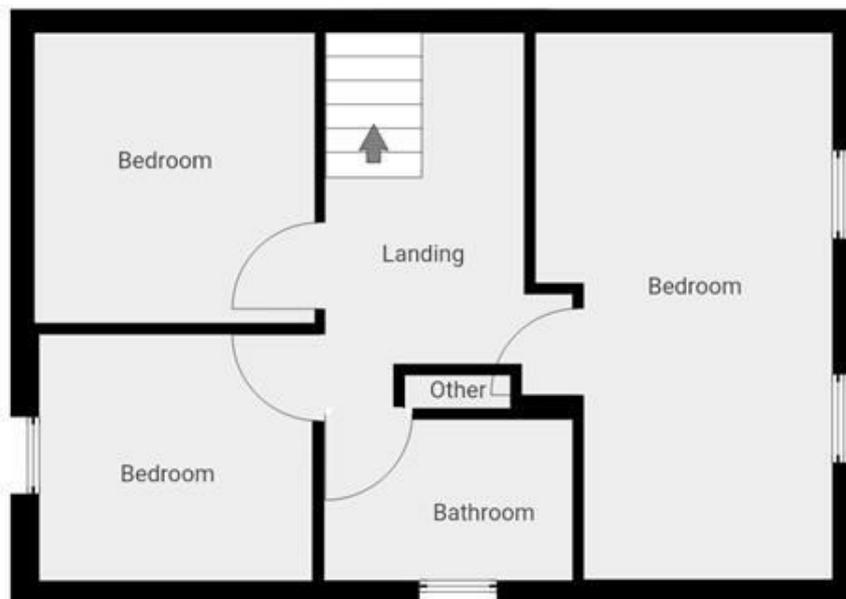
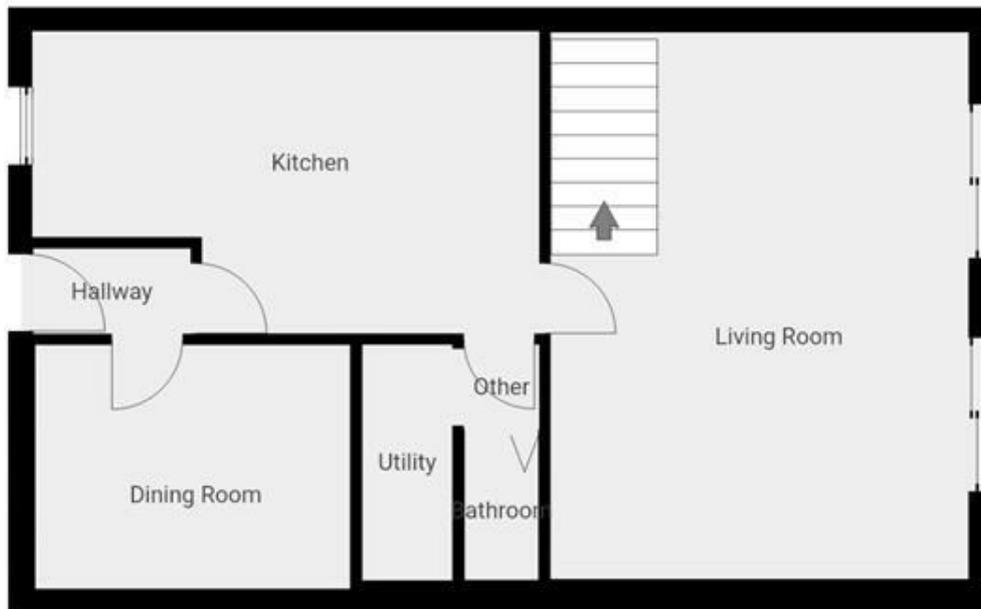
BEDROOM 9'6 x 8'5

BATHROOM 8'5 x 5'6

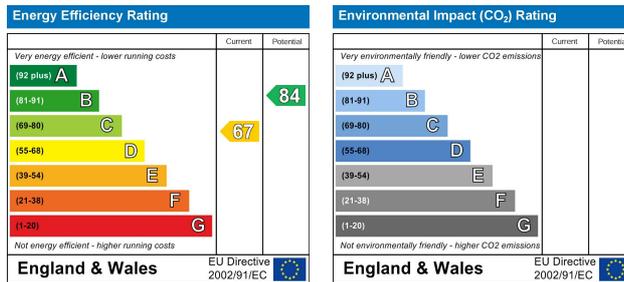
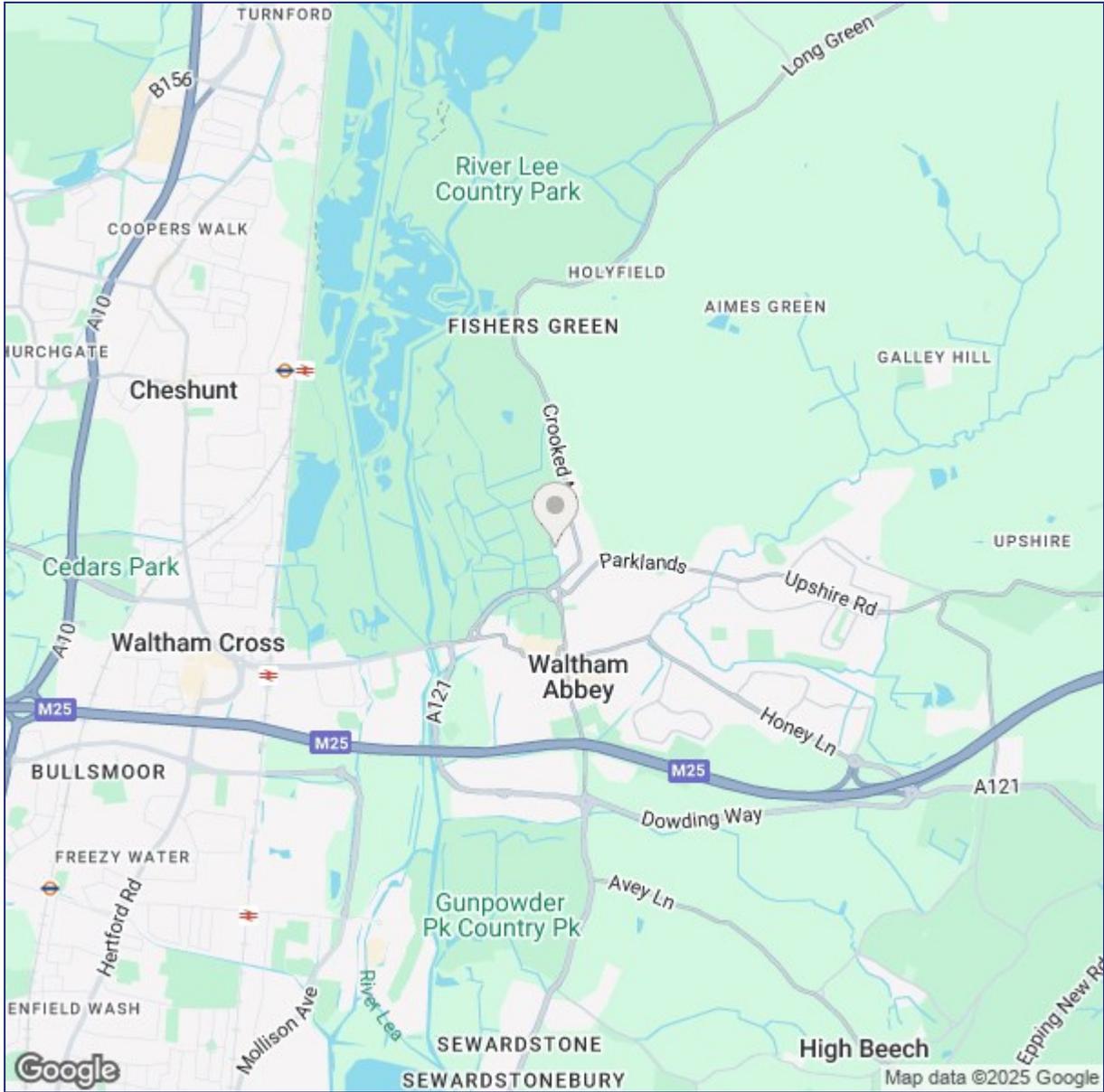
DISCLAIMER

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





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("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.

