8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Paternoster Close, EN9 3JU







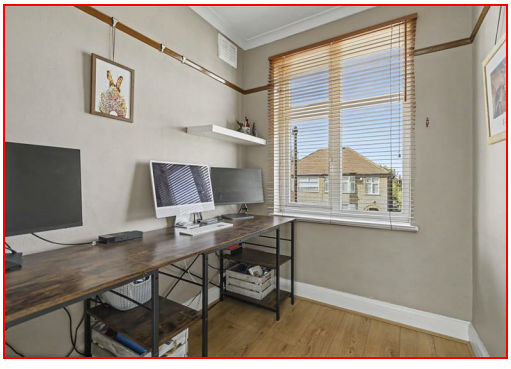
Asking Price £500,000 Freehold











Three Bedroom Family Home with Approximately 75ft Rear Garden and Garage

Situated in a popular residential area of Waltham Abbey, this well-presented three-bedroom family home offers spacious and versatile accommodation arranged over two floors, together with a substantial rear garden and garage.

The ground floor provides a welcoming reception room with a front-facing bay window, leading through to a bright and well-equipped kitchen/diner. The kitchen offers a good range of wall and base units with complementary work surfaces and integrated cooking appliances, while the dining area provides plenty of space for family meals and entertaining. Glazed doors open directly onto the rear garden.

The first floor provides three bedrooms, including two well-proportioned double bedrooms and a further third bedroom, together with a family bathroom which include a white three piece suite. The landing benefits from a side-facing window, providing additional natural light, and the accommodation is presented in good decorative order throughout.

One of the property's key features is the approximately 75ft rear garden, which provides a combination of paved seating areas, lawn and established planting, together with access to the garage. The garden offers several usable areas for outdoor seating and entertaining, with the garage providing useful additional storage.

To the front, the property benefits from off-street parking, while further benefits include double glazing and gas central heating.

The property is conveniently positioned for a range of local amenities, with nearby schools including Hillhouse Church of England Primary School and King Harold Academy. Waltham Abbey town centre provides a range of shops, cafés and everyday amenities, while the surrounding area offers access to the open spaces of Lee Valley Regional Park, Waltham Abbey Gardens and Epping Forest. The Lee Valley White Water Centre is also nearby.

HALL

RECEPTION ROOM 15'9 x 11'0

KITCHEN / DINER 16'9 x 9'10

LANDING

BEDROOM 13'2 x 10'8

BEDROOM 12'10 x 10'8

BEDROOM 8'2 x 6'3

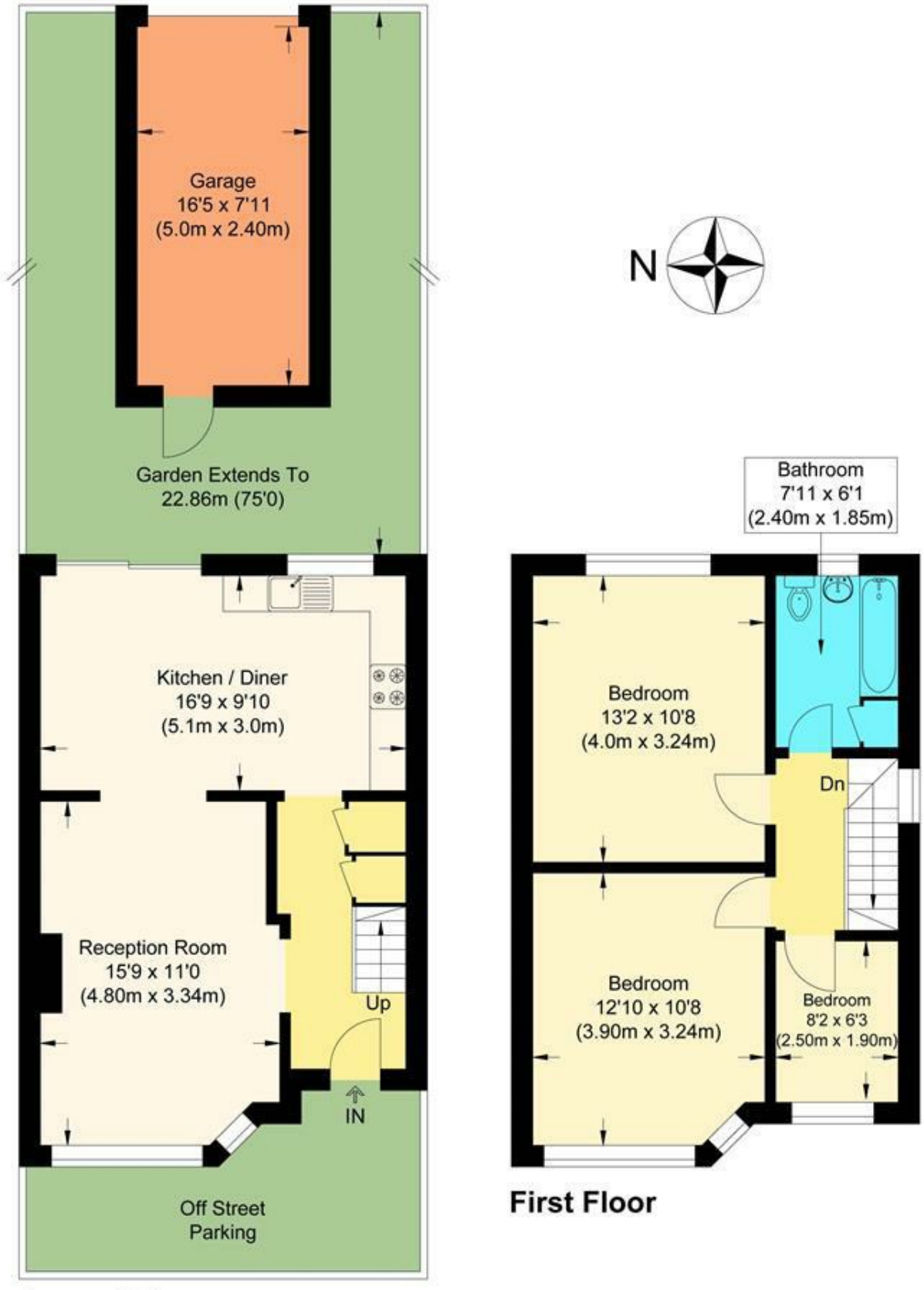
BATHROOM 7'11 x 6'1

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 maybe used to include furnishings and augmentation of images

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net

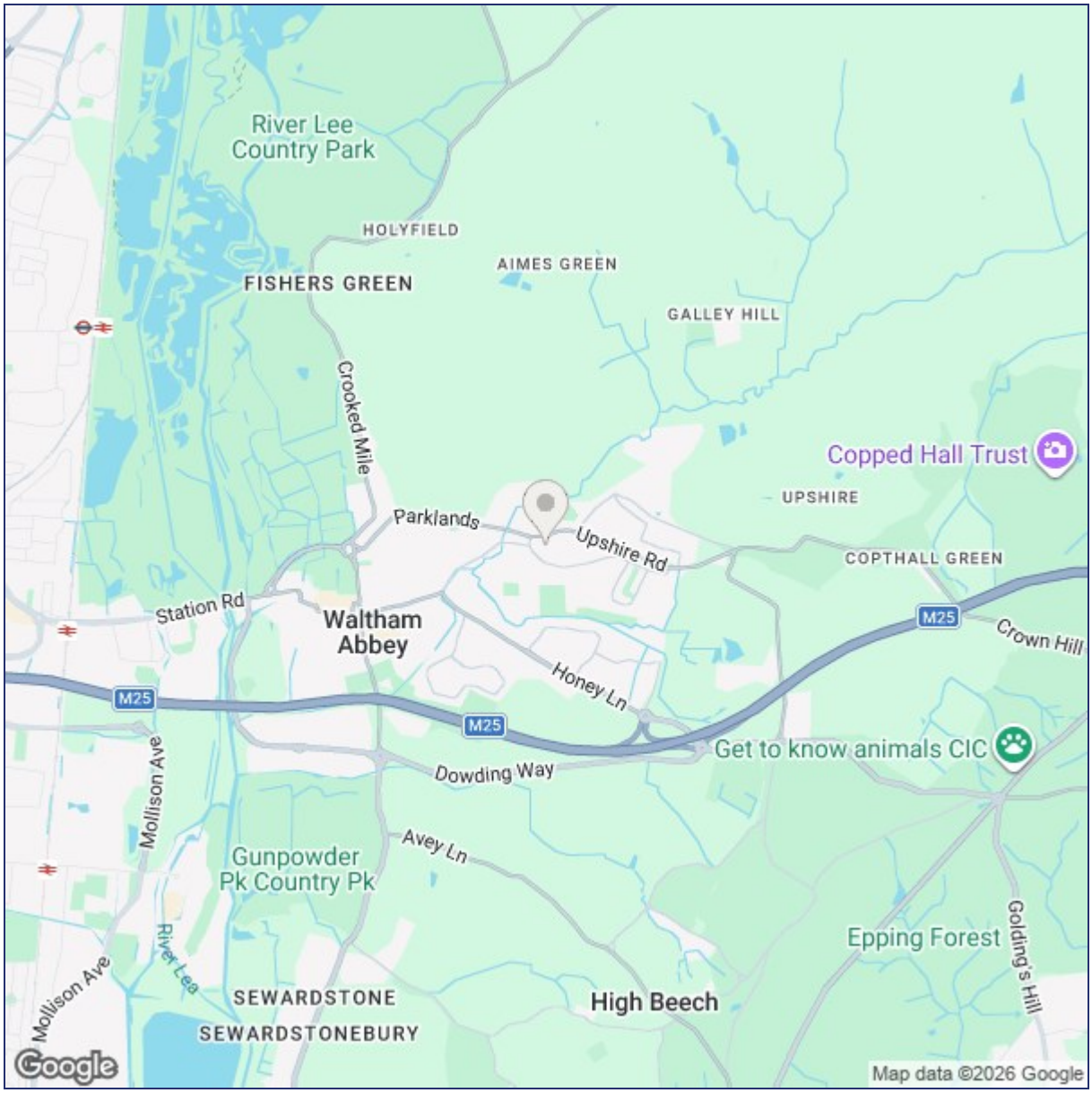


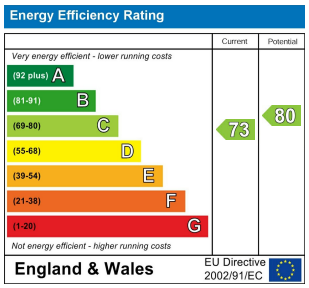
Paternoster Close

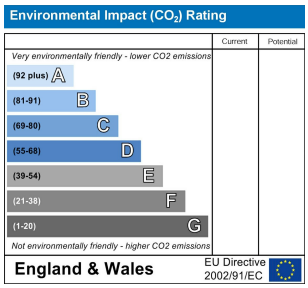
Approximate Gross Internal Floor Area : 77.30 sq m / 832.05 sq ft
(Excluding Garage)
Garage Area : 12.0 sq m / 129.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net







("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

kings GROUP