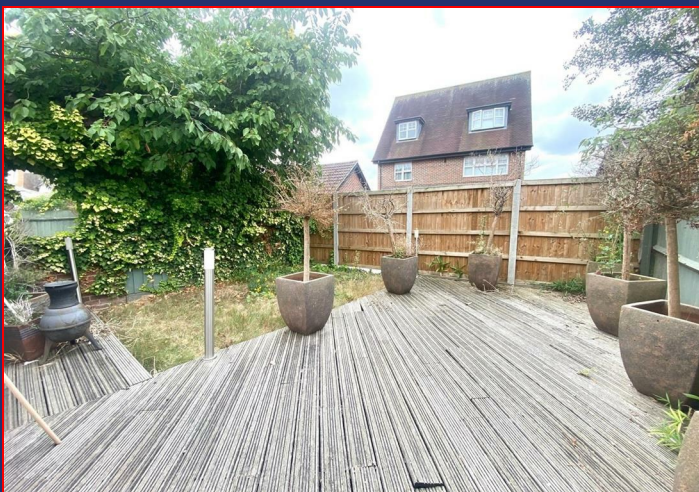


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

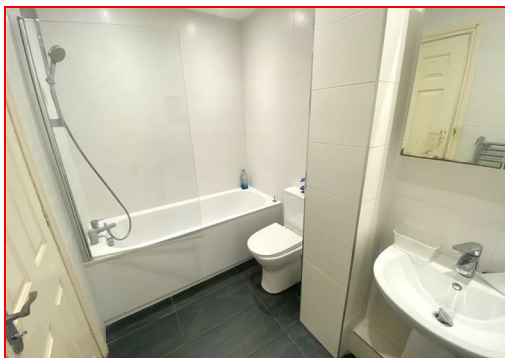
T: 01992 652006
www.kings-group.net



Deer Park Way, EN9 3YL



Guide Price £450,000 Freehold



GUIDE PRICE : £500,000 - £525,000

****CHAIN FREE****

Kings Group is delighted to present this spacious and well-presented 3-bedroom family home, located in the sought-after area of Meridian Estate. Conveniently positioned close to Waltham Abbey town centre, the property offers excellent access to local amenities including Tesco Superstore and Lidl, with superb transport links via the A10 and M25.

On the ground floor, you'll find a welcoming entrance hall, a large reception room, a convenient downstairs bathroom, and a kitchen that offers ample storage and work surfaces.

Upstairs, the home features three well-proportioned bedrooms, including a master bedroom with en-suite. A further highlight is the Jack and Jill bathroom, providing shared access between the landing & second bedroom — an ideal layout for families.

The property benefits from a well-maintained south-facing rear garden, offering a perfect balance of decking and lawn — ideal for both relaxation and entertaining. The decked area provides a great space for outdoor seating or dining, while the grassed section is perfect for children to play or for those with green fingers. The garden also features convenient side access leading directly from the car port, making it easy to bring items through without going through the house

This versatile home is ideal for a wide range of buyers. Its spacious layout and multiple bathrooms make it especially well-suited for growing families who value both space and privacy. The Jack and Jill bathroom and downstairs facilities are perfect for households with teenagers, guests, or even multigenerational living. With no onward chain.

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky

HALLWAY

KITCHEN 7'7 x 9'6

DOWNSTAIRS WC 4'8 x 4'7

LIVING ROOM 22'1 x 13'3

LANDING

BEDROOM ONE 9 x 10'6

ENSUIT 8'10 x 5'10

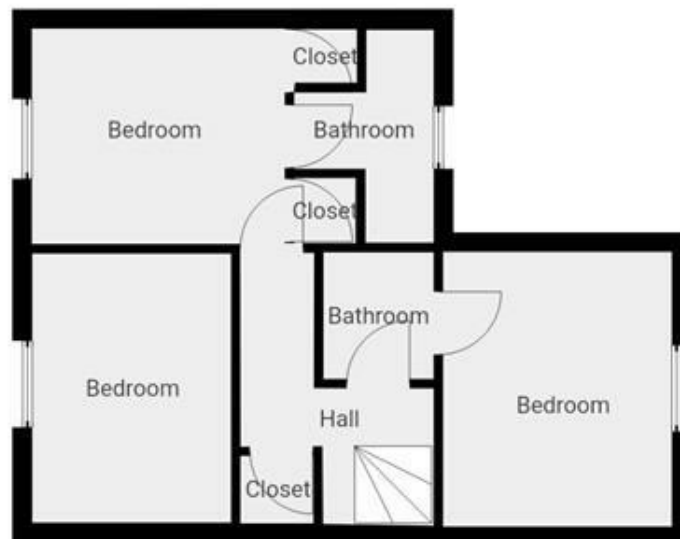
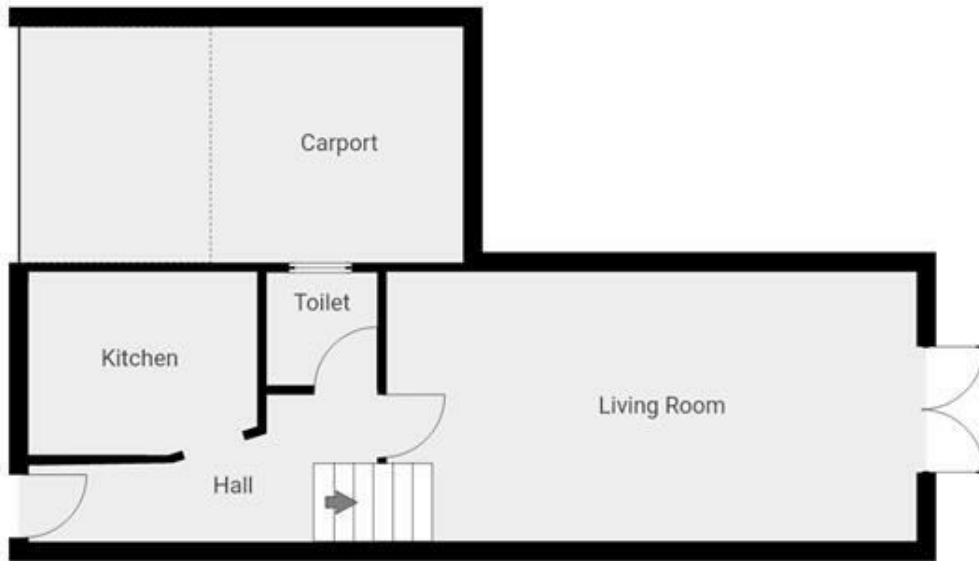
BEDROOM TWO 11'3 x 8'3

BEDROOM THREE 9'6 x 11'5

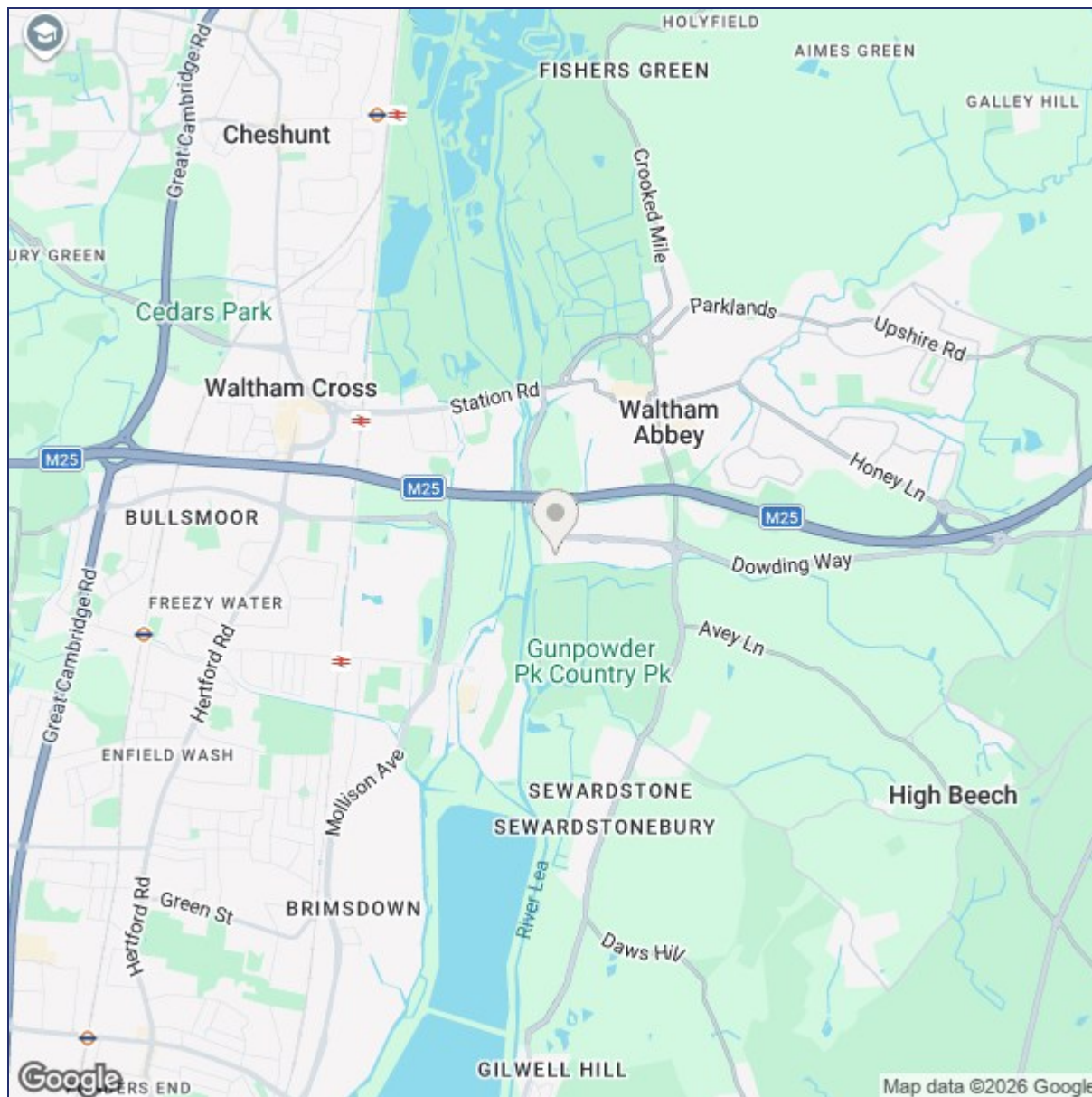
BATHROOM 4'7 x 5'3

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.



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

("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.

