

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

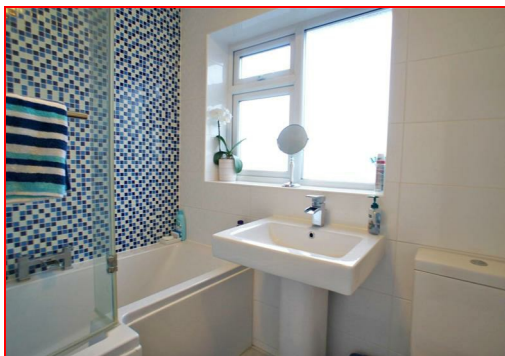
T: 01992 652006
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Broomstick Hall Road, EN9 1LP



Offers In Excess Of £350,000 Freehold



THREE BEDROOM FAMILY HOME!!! Kings Group of Waltham Abbey are delighted to offer this lovely three bedroom family home to the market. Upon entering the property you are greeted by a good size hallway. The ground floor benefits from an open plan living room/ diner, providing a bright and airy environment. This wonderful property boasts a rear extension adding a second reception room. With a modern style kitchen, finished with white base and eye level units, roll top work surfaces and white tiled splash backs. To the first floor you have two double bedrooms, with the master boasting fitted wardrobes. The third bedroom is a spacious single. The family bathroom is fully tiled and completed with a white three piece suite. The private garden has a lawn area, perfect for entertaining in the summer months with rear access to the garage en-bloc. To the front you have a driveway for two cars. Situated just 5 mins drive from Waltham Abbey Town centre and all the amenities its quaint pedestrianised high street has to offer. Also just 10 mins Waltham Cross British Rail station and J26 of the M25. Viewing is highly recommended. Call 01992 652 006 to arrange your viewing and avoid disappointment.

PORCH 5'10 x 3'03

LIVING ROOM / DINER 21'11 x 11'08 x 9'07

KITCHEN 11'03 x 7'07

EXTENSION 16'09 x 8'11

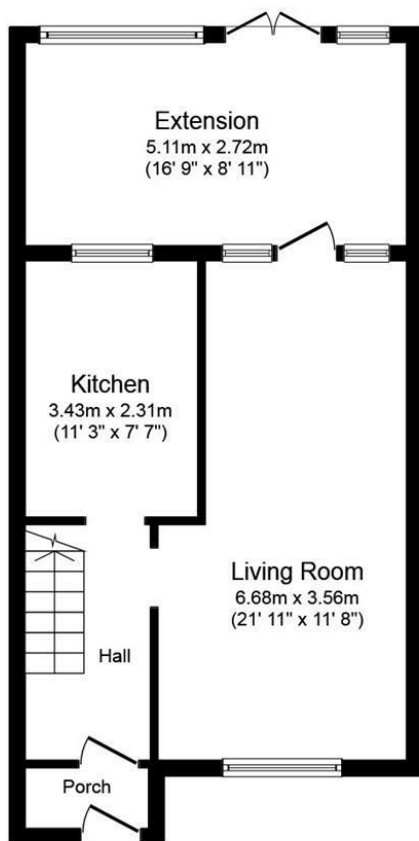
MASTER BEDROOM 10'06 x 10'01

BEDROOM TWO 11'01 x 10'05

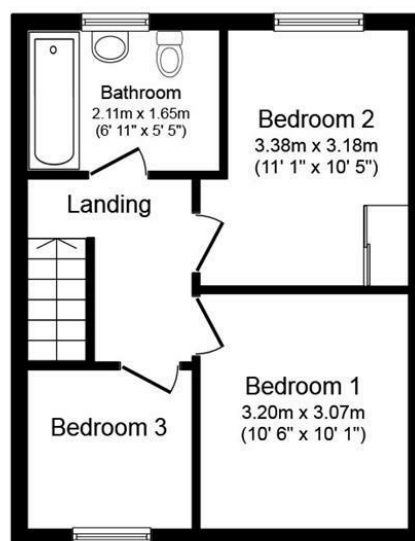
BEDROOM THREE 7'05 x 7'03

FAMILY BATHROOM 6'11 x 5'05

GARAGE

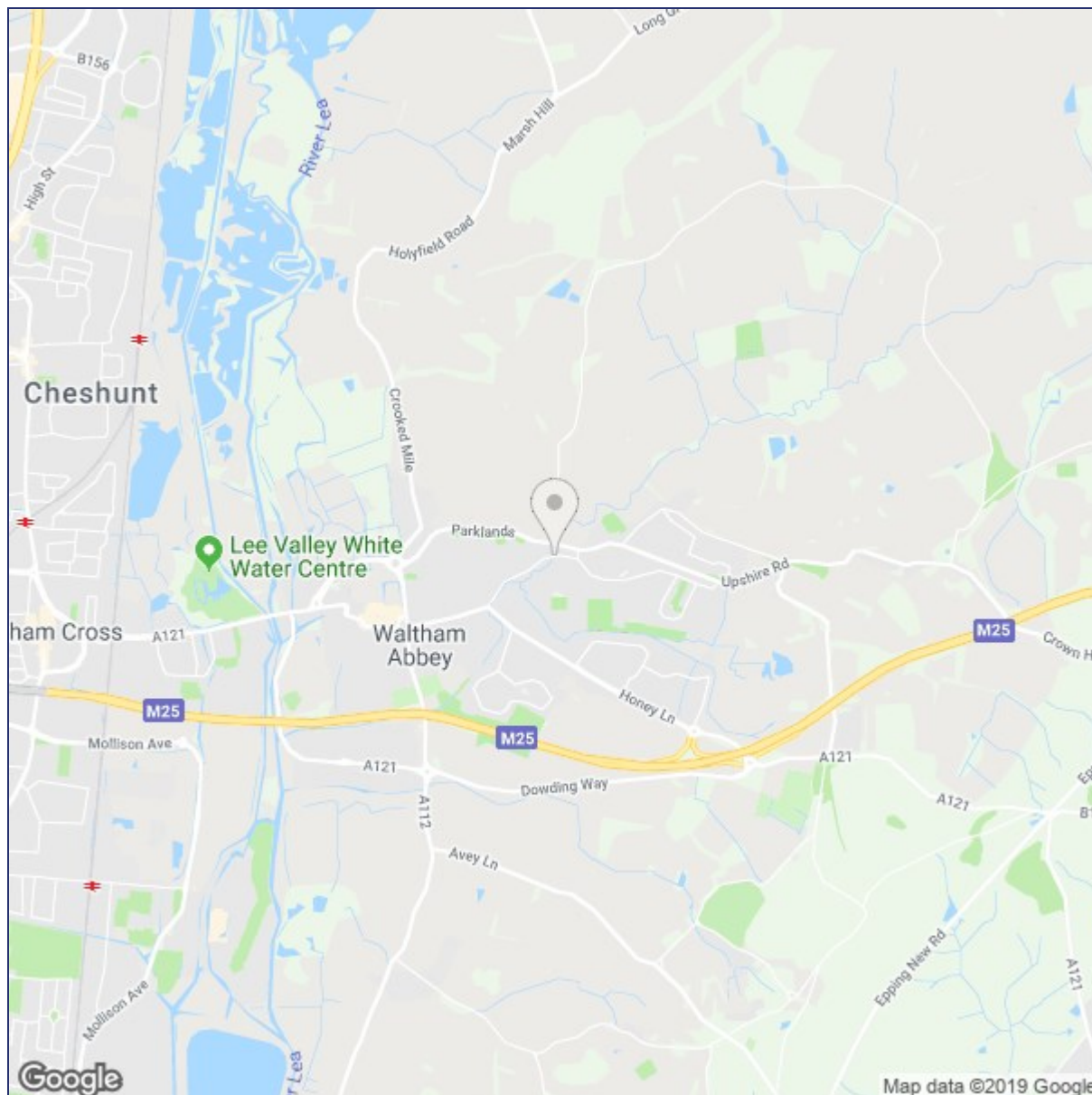


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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		EU Directive 2002/91/EC	England & Wales		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.

