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Winters Way, EN9 3HP



Asking Price £400,000 Freehold



Kings Group Waltham Abbey present this three-bedroom terraced home, perfect for families seeking a spacious and well-connected property.

The ground floor comprises a welcoming entrance hallway with storage, a spacious living room with dining area, and a fitted kitchen featuring base and eye level units, roll top work surfaces, and tiled splashbacks.

Upstairs, there are two double bedrooms with fitted storage, a third single bedroom, and a family bathroom with a separate toilet, providing flexible accommodation for family life.

Externally, the property features a fully paved rear garden, while the front is partially paved with flower beds, off-street parking, and a garage.

Location: Situated in a popular residential area of Waltham Abbey, the property is within easy reach of local shops, schools, and leisure facilities. The town is surrounded by green open spaces, including the Lee Valley Regional Park, and offers excellent road and transport links via the M25 and nearby Waltham Cross station, making commuting straightforward.

This property combines comfort, convenience, and family-friendly living. Call Kings Group Waltham Abbey today to arrange your viewing and avoid disappointment!



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

Broadband (estimated speeds)
Standard 4 mbps
Superfast 58 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 13'10" x 12'01"

DINING ROOM 9'00" x 6'11"

KITCHEN 10'06" x 6'10"

LANDING

BEDROOM 12'04" x 8'10"

BEDROOM 9'11" x 7'07"

BEDROOM 13'01" x 7'00"

BATHROOM 5'06" x 5'04"

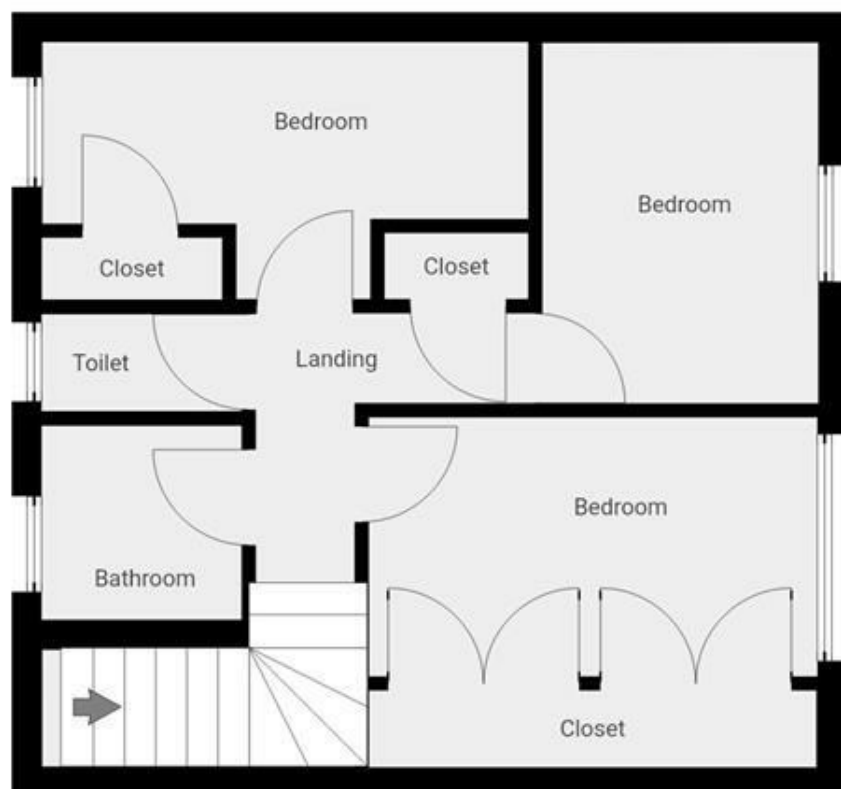
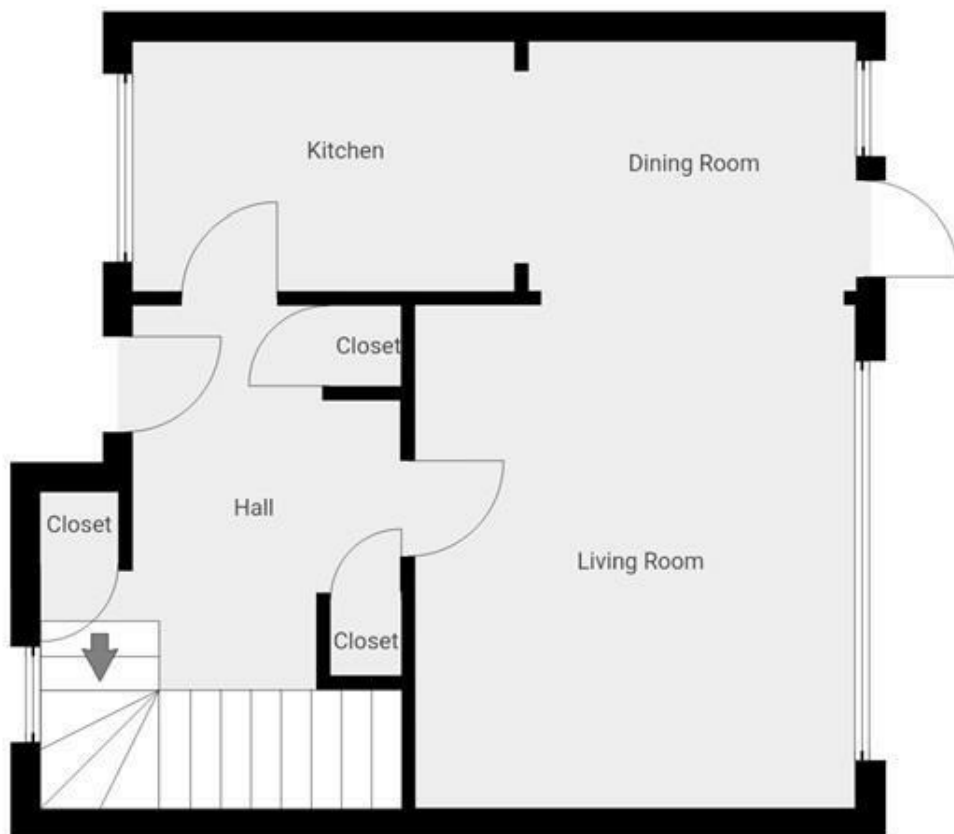
TOILET 5'06" x 2'08"

GARAGE

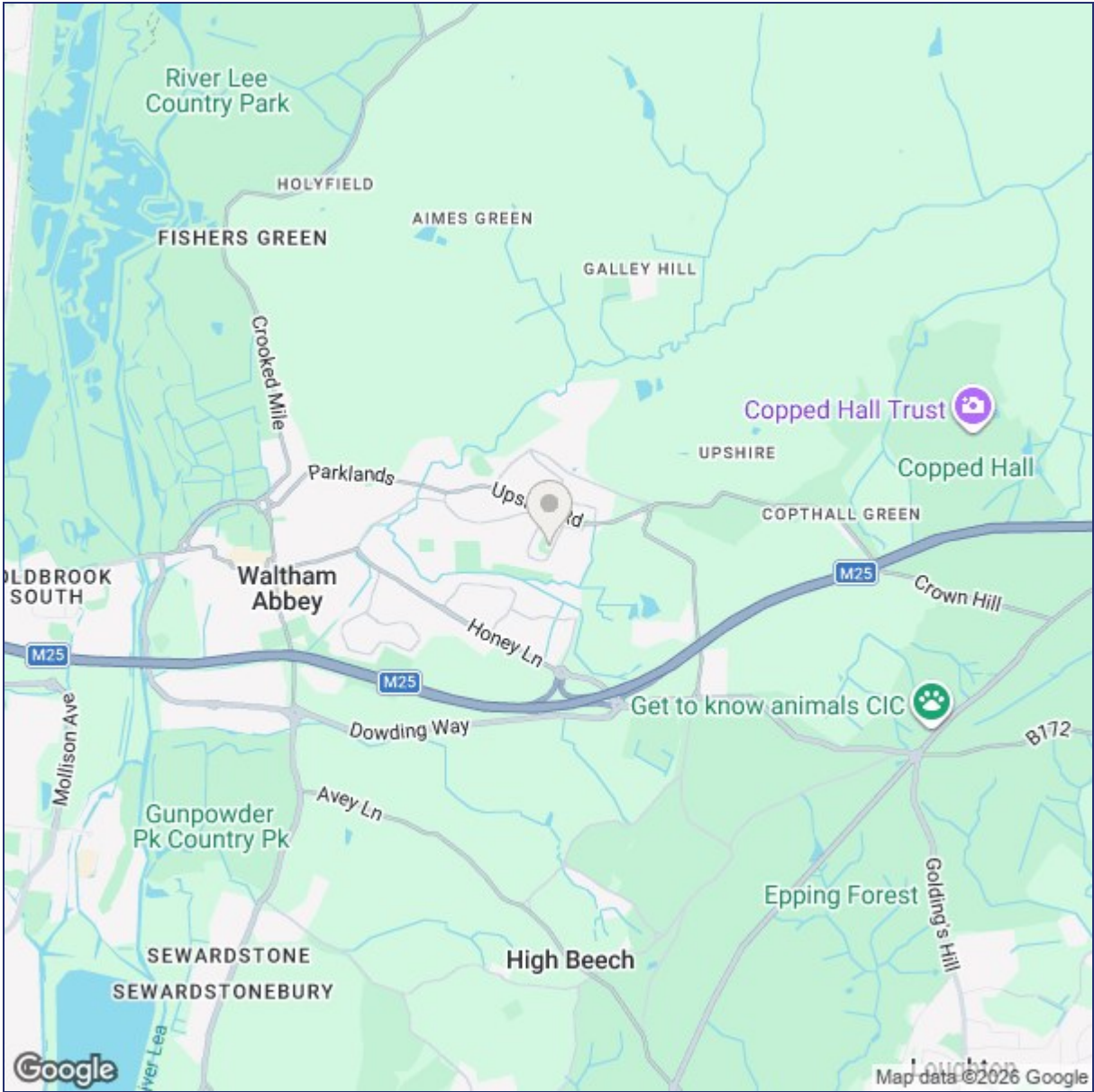
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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.
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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		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76		(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").

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