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Greenwich Way, EN9 3YB



Offers In Excess Of £425,000 Freehold



Kings Group – Waltham Abbey are delighted to present this two-bedroom home to the market.

The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, a separate dining area, and a modern kitchen fitted with high-gloss base and eye-level units, wood-effect roll top work surfaces, and tiled splashbacks. A convenient downstairs W.C. completes the ground floor.

Upstairs, the property boasts two generously sized double bedrooms, with the master benefiting from its own en-suite shower room. A well-appointed family bathroom serves the second bedroom.

Externally, the rear garden is partially paved and laid to lawn, with the added benefit of rear access. To the rear of the property, there is also a private car port, offering secure and convenient off-street parking. To the front, there is ample communal parking available for residents and visitors.

This property is situated in the highly sought-after Meridian Development, with the historic Gunpowder Mills nearby, offering great options for weekend walks. It's conveniently located just a 5-minute drive from Waltham Cross British Rail station and J26 of the M25, making it an excellent choice for commuters. You'll also find Waltham Abbey's charming pedestrianized high street and all its amenities just a short drive away. The property is finished to an exceptional standard and must be seen to be fully appreciated.

This property is ideal for first-time buyers, downsizers, or investors alike – early viewing is highly recommended - 01992 652 006

Coverage

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

Broadband (estimated speeds)

Standard 7 mbps
Superfast 211 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT
Sky

HALLWAY

LIVING ROOM 14'01 x 13'10

DINNING ROOM 7'09 x 8'05

KITCHEN 5'10 x 9'03

DOWNSTAIRS WC 5'09 x 2'09

BEDROOM ONE 10'11 x 10'10

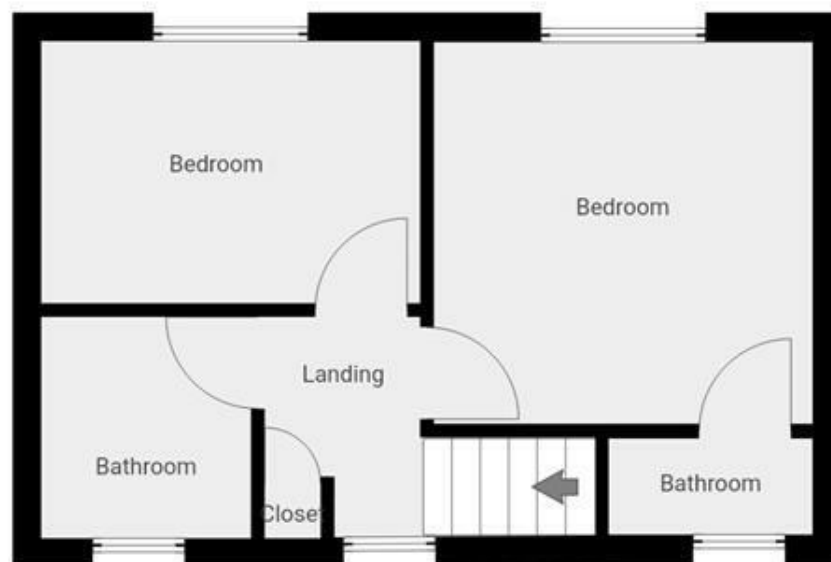
EN-SUITE 2'09 x 5'10

BEDROOM TWO 7'06 x 10'10

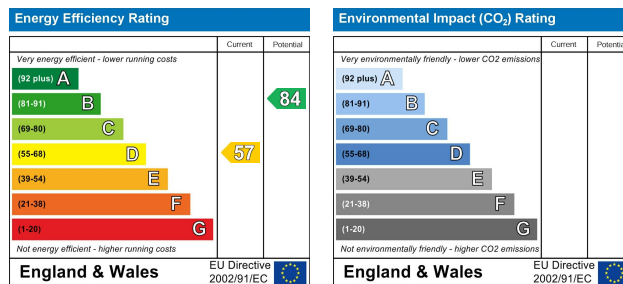
FAMILY BATHROOM 6'04 x 6'00

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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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