



Glendale Walk, Cheshunt, Waltham Cross EN8 9RJ

Offers Over £435,000

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Nestled in the desirable Glendale Walk EN8, this charming semi-detached house presents an excellent opportunity for those seeking a comfortable family home. Built in approximately the 1960s, this property has been thoughtfully updated to create a bright and inviting atmosphere across its 890 square feet of living space.

The residence boasts three well-sized bedrooms, with the main bedroom offering delightful views over the lush green land, providing a peaceful retreat. The separate reception room is both spacious and welcoming, making it an ideal setting for relaxation or entertaining guests. At the heart of the home lies the newly renovated kitchen diner, designed with both functionality and style in mind, perfect for family meals and gatherings.

Completing the ground floor is a newly fitted bathroom, equipped with modern fixtures that ensure all essential amenities are current and in excellent condition. The rear garden offers a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the property features a detached garage adding to the convenience for residents and visitors alike.

Overlooking the popular Grundy Park play area, this home is perfectly suited for families looking to immerse themselves in a vibrant community atmosphere. Glendale Walk is well-connected, providing easy access to local amenities and transport links, making it an ideal choice for those wishing to settle in a welcoming neighbourhood. This property truly represents a wonderful opportunity for anyone looking to create lasting memories in a lovely home.





Glendale Walk

Approximate Gross Internal Floor Area : 82.60 sq m / 889.09 sq ft

(Excluding Garage)

Garage Area : 13.70 sq m / 147.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



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