



## Abridge Close, Waltham Cross, EN8 8QU

**£299,995**

Nestled in the desirable Abridge Close, Waltham Cross, this spacious ground floor flat presents an excellent opportunity for first-time buyers or savvy investors. With three well-proportioned bedrooms, this purpose-built flat offers ample living space, making it a perfect home for families or those seeking extra room.

Upon entering, you are greeted by a large reception room that provides a welcoming atmosphere, ideal for both relaxation and entertaining. The flat boasts a spacious fitted kitchen, which is perfect for culinary enthusiasts, and a three-piece family bathroom that caters to all your needs. The property is enhanced by double-glazed windows, ensuring warmth and comfort throughout the year, alongside efficient gas central heating.

Security and convenience are paramount, with an entry phone system in place, allowing for peace of mind. Residents can also enjoy the communal gardens, providing a lovely outdoor space to unwind.

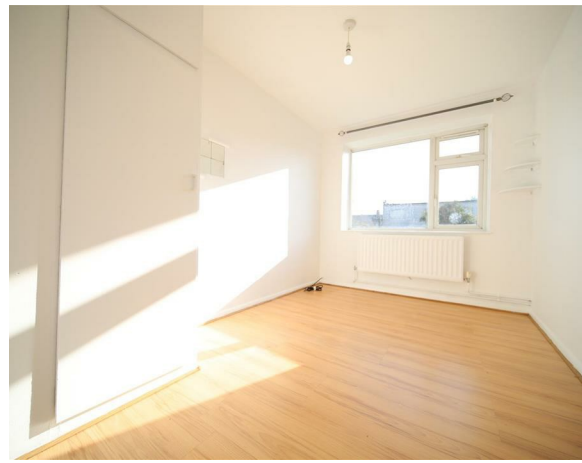
The location is particularly advantageous, with easy access to Waltham Cross train station, making commuting a breeze. Additionally, local shops and amenities are just a stone's throw away, ensuring that all your daily needs are met within close proximity.



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