



Offers over £400,000

Foxwood Chase, Waltham Abbey EN9

Bedrooms : 2 Bathrooms : 1 Reception Rooms : 0

2 bedrooms Semi detached Garage
Off street parking South facing rear garden Ground floor W/C

Waltham Abbey
Warlies Park House, Horseshoe Hill, Waltham Abbey, Essex, EN9 3SL
tom@gracechurch-property.co.uk | 02034180582
Website: <http://gracechurch-property.co.uk> &
<http://gracechurch-unique.co.uk>



A beautifully presented 2 bedroom semi-detached house, complete with a driveway and garage.

Foxwood Chase has been finished with real care by the current owners, and that shows from the moment you step through the front door. The entrance hall leads to a ground floor cloakroom and on into a bright, welcoming lounge, where wood-effect flooring, recessed lighting and a panelled media wall with soft LED backlighting set a calm, contemporary tone.

At the rear, the kitchen/diner runs the full width of the house. Grey shaker-style units are paired with white quartz worktops and an undermount sink, with a gas hob, eye-level oven and integrated fridge freezer built in. There is room for a dining table beside the French doors, which open directly onto the decking, so summer evenings move easily from kitchen to garden.

Upstairs, the principal bedroom spans the width of the house, with two front-facing windows looking out towards mature trees, a panelled feature wall and a built-in storage cupboard. The second bedroom overlooks the rear garden, and the bathroom is fitted with grey metro tiling, a shower bath with a glass screen and an overhead rainfall shower, and a vanity basin with storage beneath.

Outside, the south-facing rear garden has a raised deck with a timber balustrade that gives generous space for outdoor seating, with sleeper-edged planting beds and steps leading down to the lawn. The garden is enclosed by brick walling and fencing, with a gate through to the driveway and garage.

The house sits within the ever-popular Meridian Park, on the outskirts of the historic Waltham Abbey town centre, and within easy reach of Waltham Cross Railway ([TO CONFIRM] mi) and local transport links. The peaceful Gunpowder Park is right on your doorstep, providing the ideal venue for walkers, cyclists and the family dog, with the weekly 5k Park Run also taking place every Saturday morning.

This house would make a wonderful first home, and would equally suit a young family or anyone looking to downsize without giving up a garden and garage.

Other Information

Parking Arrangements: Private Driveway and Garage

Vendor's position: Actively looking

Council Tax Band: D (£2,340.90 p/yr)

Tenure: Freehold

Location of Boiler: Kitchen

Utilities

Water: Mains water connected to the property

Heating: Gas central heating

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

Windows: UPVC double-glazing

Mobile coverage: Voice & Data likely - We recommend buyers check the Ofcom checker

Broadband (estimated download speeds): Up to superfast 1800 Mbps

Anti-money Laundering Checks (AML)

Regulations require us to conduct identity and AML checks and gather information about every buyers financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by trading standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £40 (including VAT). This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. Its paid in advance via our onboarding system, Kotini, and is non-refundable.

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Approximate Gross Internal Area = 59.7 sq m / 642 sq ft

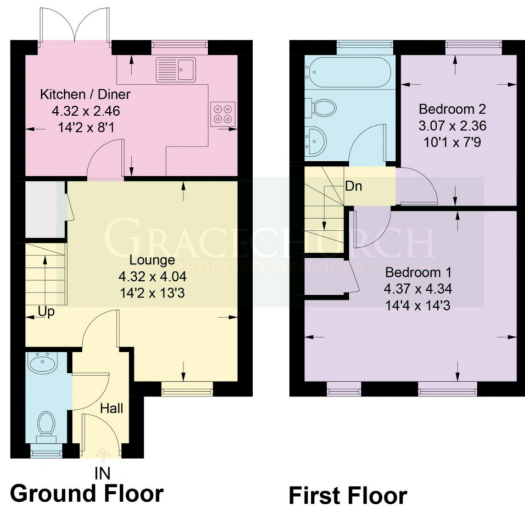
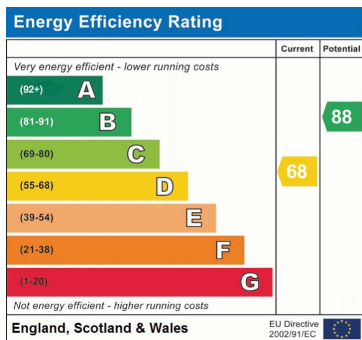
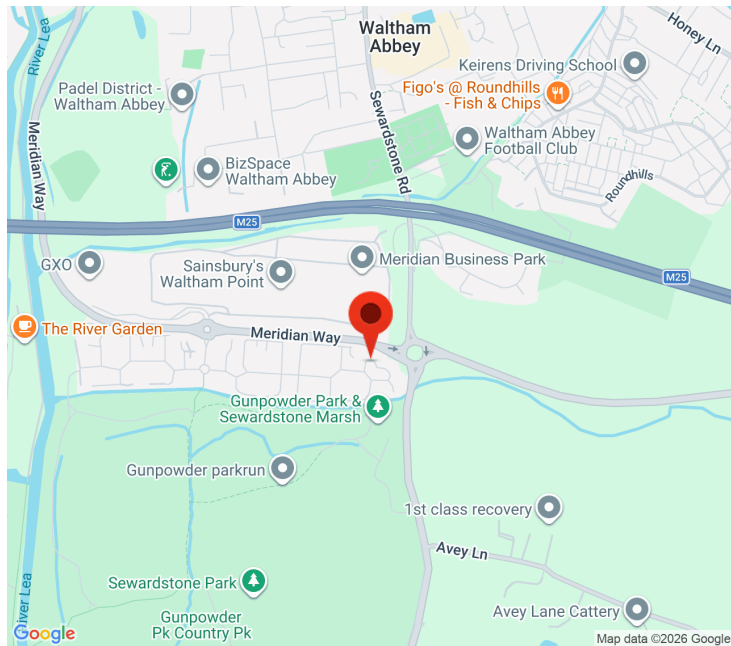


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1336767)



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