



Tudor Way, Waltham Abbey EN9 1PU

Offers In The Region Of **£450,000**

House - Semi-Detached | Freehold
Council: Epping Forest District Council | Council Tax Band: E



 **TARGET**
RESIDENTIAL SALES & LETTINGS



Refurbishment Opportunity

Situated in the sought-after residential area of Tudor Way, Waltham Abbey, this charming three-bedroom semi-detached home offers spacious and versatile living, ideal for families, first-time buyers, or those looking to upsize. Extending to approximately 1,124 sq ft, the property provides generous accommodation with excellent potential to personalise and create a home to suit your style.

Upon entering, you are welcomed into a spacious reception room, providing a warm and inviting setting for relaxing with family or entertaining guests. The fitted kitchen overlooks the rear garden and lounge offers access to the integral garage, creating a practical and well-connected layout that works perfectly for everyday living.

Upstairs, the property features three well-proportioned bedrooms, offering flexible space for family life, home working, or guest accommodation. A well-appointed family bathroom completes the first floor.

Built in 1967, the home retains a sense of character while presenting exciting scope for modernisation and enhancement, allowing new owners to update and tailor the space to their own tastes and needs.

The semi-detached position provides additional privacy while still being part of a friendly and established neighbourhood. Tudor Way is a popular residential location with a strong community feel and convenient access to the amenities of Waltham Abbey town centre, including a variety of shops, cafés, restaurants and everyday services.

Residents also benefit from easy access to the beautiful Lee Valley Regional Park, which offers miles of scenic walking and cycling routes, open green spaces and outdoor leisure activities. Well-regarded local schools and good transport links further add to the area's appeal.

Combining generous living space, a desirable location and excellent potential, this appealing home represents a fantastic opportunity for buyers looking to settle in the heart of Waltham Abbey.

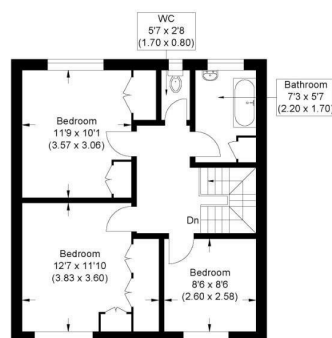




Ground Floor

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

Approximate Gross Internal Area
104.45 sq m / 1124.29 sq ft
(Including Garage)
Garage Area 13.0 sq m / 139.93 sq ft



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(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.

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 activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



Edmonton | 315 Hertford Road | Edmonton | London | N9 7ET

t. 0208 805 4949 | e. theo@targetproperty.co.uk

Cheshunt | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF

t. 01992 766245 | e. theo@targetproperty.co.uk

www.targetproperty.co.uk