Pick Hill, Waltham Abbey EN9 3LB

Offers In The Region Of £525,000

Bungalow - Semi Detached | Freehold

Council: Epping Forest District Council | Council Tax Band: E

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RESIDENTIAL SALES & LETTINGS








Situated in the popular Pick Hill area of Waltham Abbey, this spacious two-bedroom semi-detached bungalow offers approximately 1,019 sq ft of well-proportioned accommodation, with exciting potential to create a three-bedroom home within the existing footprint. There is also potential to extend into the loft, similar to the neighbouring property, subject to the necessary planning permissions and consents.

The property further benefits from a detached single garage, together with an additional area of approximately 138 sq ft to the left-hand side of the bungalow, providing excellent scope for storage, parking or potential future use, subject to any required permissions.

Internally, the property offers a generous through lounge and dining area, providing an excellent space for both relaxing and entertaining, with pleasant views over the rear garden. There are two well-sized bedrooms, a practical family bathroom and further space that provides flexibility for a purchaser looking to personalise and enhance the accommodation.

A particular advantage is the convenient location, with a bus stop situated close to the property, providing regular connections to Waltham Abbey and surrounding areas. The house is also well positioned for local shops, schools, amenities, recreational facilities and open spaces.

The generous proportions, detached garage and additional side space provide an excellent opportunity for a purchaser looking to create a larger and more versatile family home.

Waltham Abbey offers a wonderful combination of history, community and convenient transport links, with easy access to surrounding towns and the wider Essex and London areas.

An exciting opportunity to acquire a generously proportioned home with excellent potential for future enhancement, in this popular residential location.

Approximate Gross Internal Area
94.74 sq m / 1019.77 sq ft
(Excludes Garage)
Garage Area 12.89 sq m / 138.74 sq ft

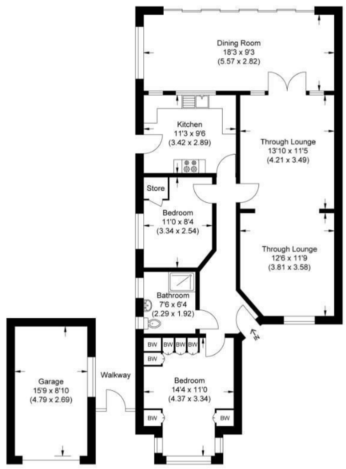
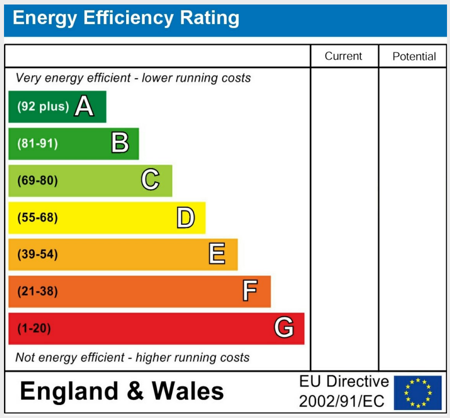


Illustration for identification purposes only, measurements are approximate, not to scale.



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.

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