

Pick Hill, Waltham Abbey EN9 3LB

Offers In The Region Of £500,000

Bungalow - Semi Detached | Freehold

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

2 | 1 | 2 | EPC null

TARGET

RESIDENTIAL SALES & LETTINGS

















CHAIN FREE | TWO-BEDROOM SEMI-DETACHED BUNGALOW | EXCELLENT POTENTIAL

Situated in the popular Pick Hill area of Waltham Abbey, this generously proportioned two-bedroom semi-detached bungalow offers approximately 1,019 sq ft of accommodation, a detached garage and exciting potential to create a larger, more versatile home.

A particular highlight is the property's existing layout, which offers potential to reconfigure the internal accommodation to create a third bedroom, subject to any necessary planning permission, building regulations and other relevant consents. There may also be scope to extend into the loft, similar to a neighbouring property, subject to the appropriate permissions and feasibility.

The current accommodation includes a spacious through lounge and dining area, ideal for relaxing and entertaining, with pleasant views over the rear garden. Two well-proportioned bedrooms and a practical family bathroom complete the existing layout, offering an excellent foundation for buyers looking to personalise and add value.

Externally, the property benefits from a detached garage and an additional area of approximately 138 sq ft to the left-hand side, offering useful extra space with potential for storage or other uses, subject to any necessary consents.

Conveniently positioned close to a local bus stop, the property provides connections to Waltham Abbey and surrounding areas. Local shops, schools, everyday amenities, recreational facilities and open spaces are also within easy reach.

Whether you are a first-time buyer, downsizer or growing family seeking a home with room to adapt, this property presents an exciting opportunity to make your mark and unlock its potential in a well-established residential location.

Offered chain free, this is a fantastic opportunity to acquire a spacious bungalow with scope to enhance, reconfigure and create a home tailored to your needs. Early viewing is highly recommended.



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

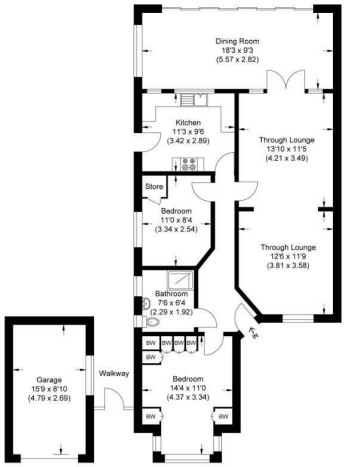
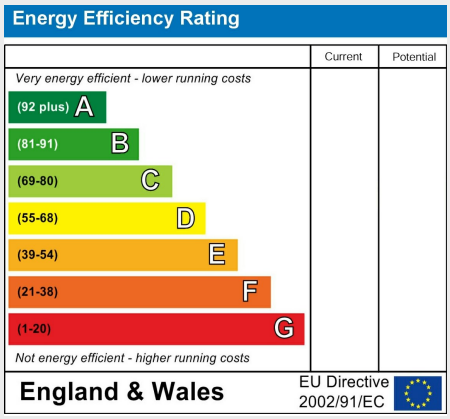


Illustration for identification purposes only, measurements are approximate, not to scale.





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.

TARGET
RESIDENTIAL SALES & LETTINGS

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