Bullsmoor Way, Waltham Cross EN8 8HS

Offers In The Region Of £225,000

Flat | Leasehold

Council: Enfield Council | Council Tax Band: A

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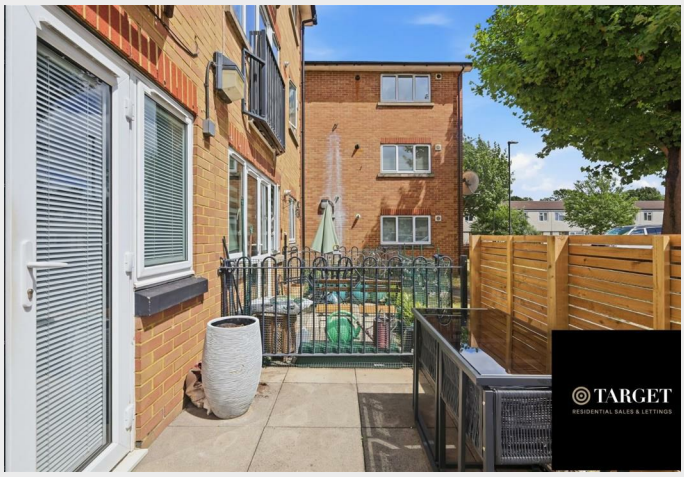

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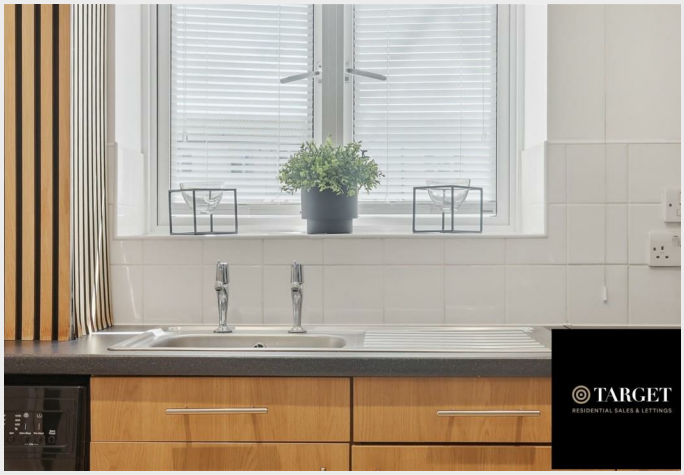


Chain Free! Nestled in the heart of Waltham Cross, this charming ground floor garden flat offers an excellent opportunity for first-time buyers, downsizers or investors. Extending to approximately 458 sq ft, the property features a bright and welcoming reception room, providing the perfect space for relaxing or entertaining.

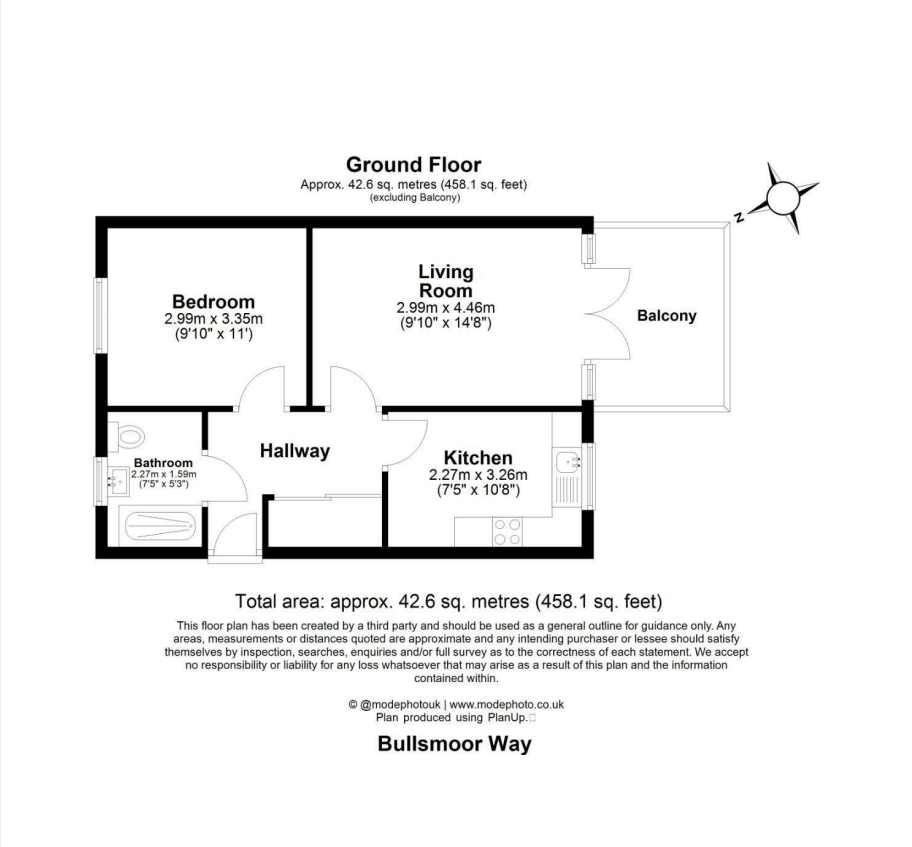
The accommodation comprises a spacious double bedroom, a well-appointed bathroom and a practical layout that maximises the available living space. Built in the 1970s, the property offers scope for cosmetic updating, allowing a purchaser to personalise the home to their own taste and style.

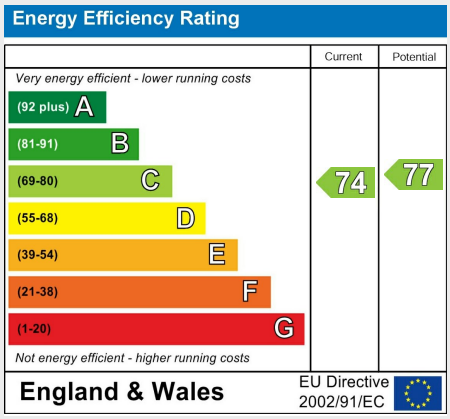
A particular highlight is the private garden, providing valuable outdoor space for dining, gardening or simply enjoying the warmer months.

Ideally located on Bullsmoor Way, the property benefits from excellent access to local amenities. Waltham Cross town centre is nearby, offering a range of shops, supermarkets, cafés and restaurants, while the popular Pavilions Shopping Centre provides further retail options. For commuters, Waltham Cross Railway Station offers direct services into London Liverpool Street, and the A10 and M25 are easily accessible, making travel across London, Hertfordshire and Essex straightforward.

Residents can also enjoy the nearby Lee Valley Regional Park, with its extensive open green spaces, walking and cycling routes, nature reserves and leisure facilities.

Combining a convenient location, private outdoor space and excellent potential, this delightful flat presents a fantastic opportunity to acquire a home in a well-connected and increasingly sought-after area. Early viewing is highly recommended.





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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