



Foxwood Chase, EN9
3YW
Waltham Abbey





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Guide Price £260,000 - £280,000

Kings Group Waltham Abbey is excited to introduce this CHAIN FREE, well-positioned two-bedroom flat in a quiet, small, secluded block. This property offers extensive views and benefits from being in a peaceful location, with easy access to road links and open countryside.

Step inside to find an entrance hallway leading to a spacious living room, complete with a Juliet balcony, adding charm and natural light. The kitchen features both base and eye-level units, roll-top work surfaces, and tiled splashbacks, offering a practical and functional space.

The flat boasts two large double bedrooms, with the master bedroom enjoying the convenience of its own en-suite bathroom. A fully tiled family bathroom with a three-piece suite completes the interior. Additional features include an entry comms system for added security, an allocated parking space, and communal visitor bays.

Built with brick and tile construction, the property benefits from mains water, electric, and storage heaters.

Located on the ever-sought-after Meridian Development, this home is ideally positioned just a 10-minute drive from Waltham Cross British Rail Station and Junction 26 of the M25. It's also a short 10-minute walk to Waltham Abbey's historic market town centre, with all its amenities.

With a long lease and no onward chain, this property is ready for its new owner.

Guide Price £260,000



- LEASEHOLD
- 2 BEDROOMS
- ALLOCATED PARKING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING C

- TOP FLOOR FLAT
- EN-SUITE
- DOUBLE GLAZING & STORAGE HEATING
- COUNCIL TAX BAND D

HALL

RECEPTION 21'3 x 11'10 (6.48m x 3.61m)

KITCHEN 7'4 x 6'1 (2.24m x 1.85m)

BEDROOM 12'2 x 11'01 (3.71m x 3.38m)

EN-SUITE

BEDROOM 11'01 x 10'01 (3.38m x 3.07m)

FAMILY BATHROOM

PARKING BAY

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





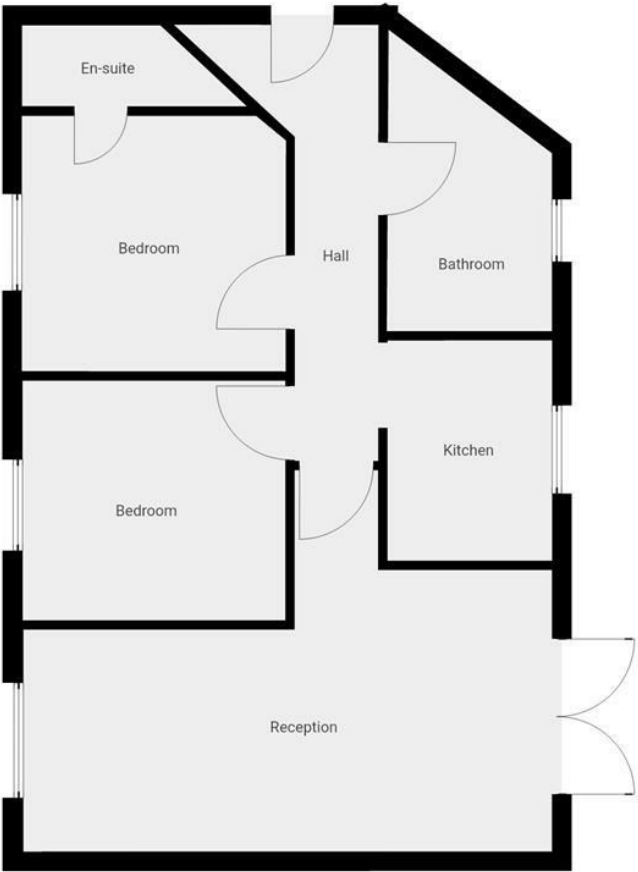
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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