

Coopers Walk, EN8 0SL
Waltham Cross

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Kings Group are delighted to present this SPACIOUS, TWO BEDROOM SPLIT LEVEL MAISONETTE, with a private front and rear garden !!.

Step inside this charming two-bedroom split-level maisonette, perfectly arranged to offer both space and privacy.

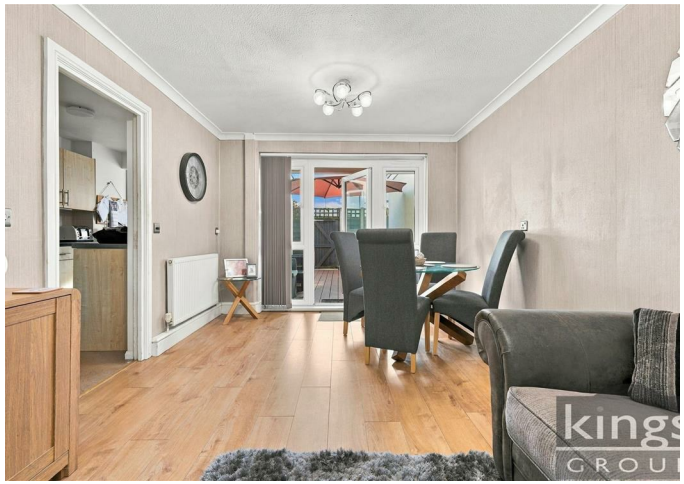
Approaching the property, you are welcomed by a private front garden, leading to your own private front door. Upon entering, the entrance hall provides a practical storage cupboard and stairs rising straight ahead to the first floor, setting the tone for the home's well-thought-out layout.To the right, a door opens into a bright and inviting reception room — an ideal space for relaxing or entertaining. From here, doors to the rear lead directly out to the private garden, seamlessly blending indoor and outdoor living. Just off the reception room to the right, you'll find a well-proportioned kitchen, while to the rear, a useful utility room offers additional functionality and also provides further access to the garden.

The first floor accommodates two generously sized double bedrooms, both offering comfortable living space, alongside a family bathroom serving the upper level. Externally, the property benefits from both private front and rear gardens, with the added advantage of rear access — perfect for convenience and outdoor enjoyment.

This delightful maisonette combines practical living with a sense of privacy, making it an excellent choice for a variety of buyers.

£275,000









- WALKING DISTANCE TO CHESHUNT STATION
- FRONT AND PRIVATE REAR GARDEN
- LARGE KITCHEN
- LEASEHOLD
- CLOSE TO POPULAR SCHOOLS
- 118 YEAR LEASE REMAINING
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS BEDROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- TWO BEDROOM SPLIT LEVEL GROUND FLOOR MAISONETTE

Location

Located near the town centre this family home is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Neatby Court also offers fantastic commute links, with Cheshunt Station being under a 15 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 25 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

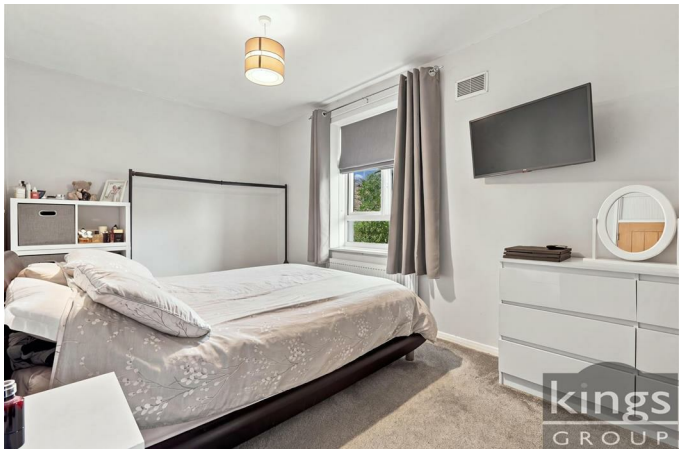
With the property being ideal for first time buyers and families local schools may be an important criteria in your search which in addition the above that Neatby Court offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles away, with many more within a mile radius offering a huge choice of schools to choose from.

Additional Information

Council Tax Band - C
Construction Type - Wimpy No Fines
Flood Risk - Rivers & Seas: Very Low, Surface Water: High
Lease - Approx 118 Years Remaining
Service Charge - £1765 Per Annum
Ground Rent - £10 Per Annum

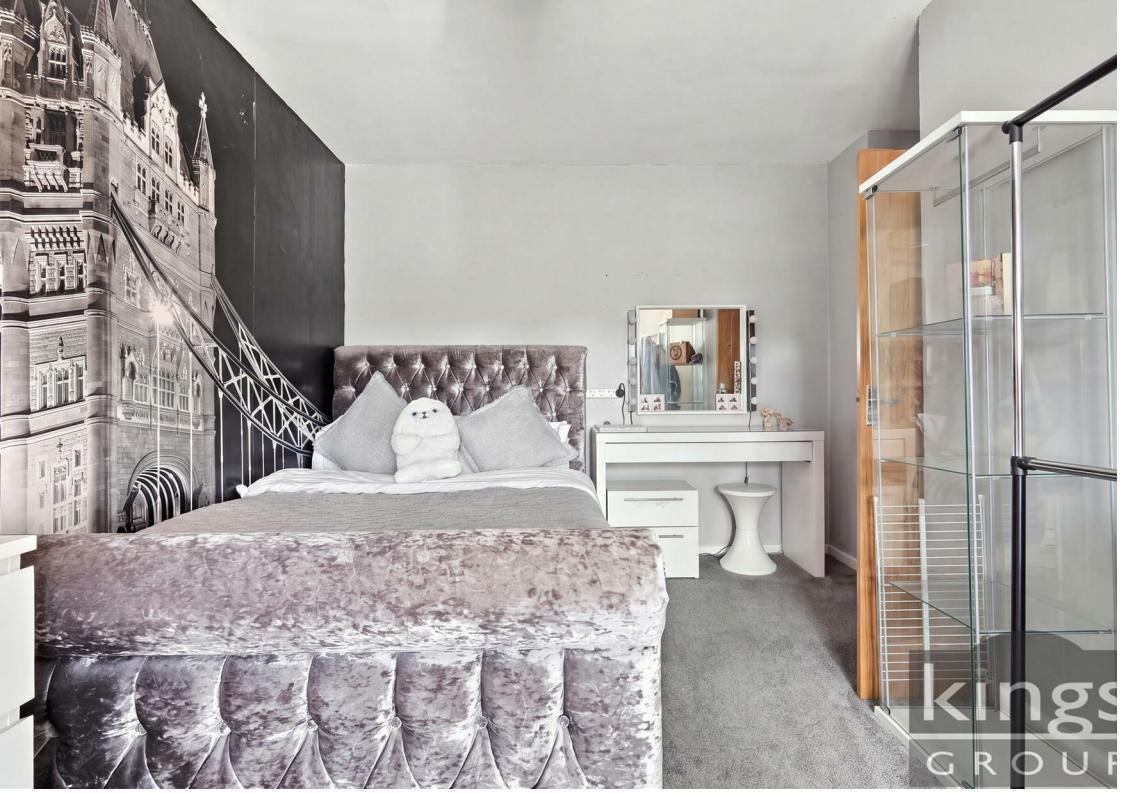







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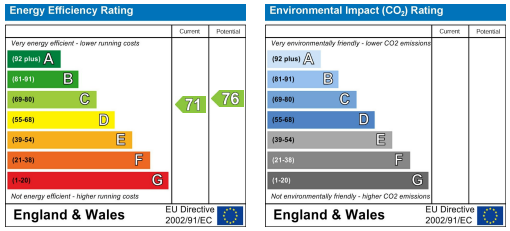

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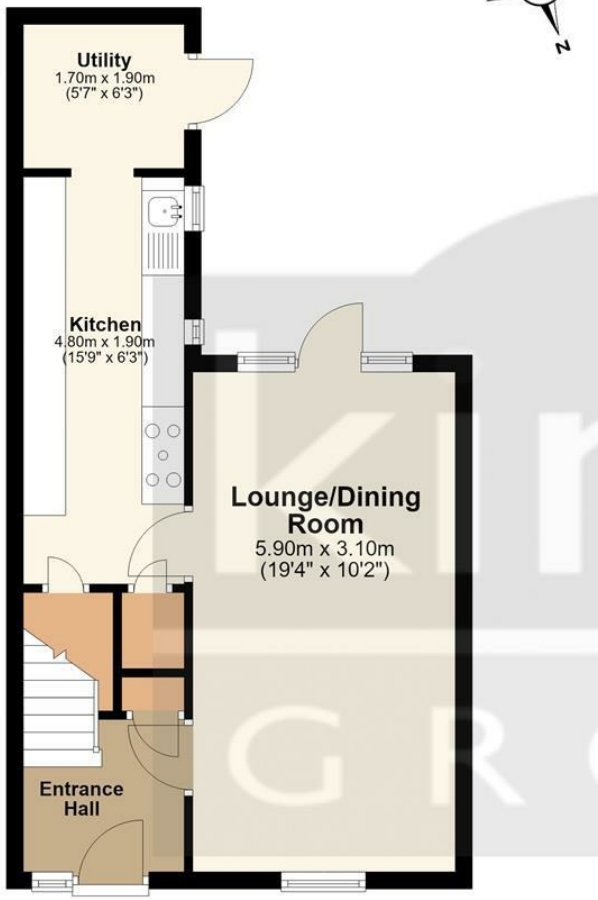






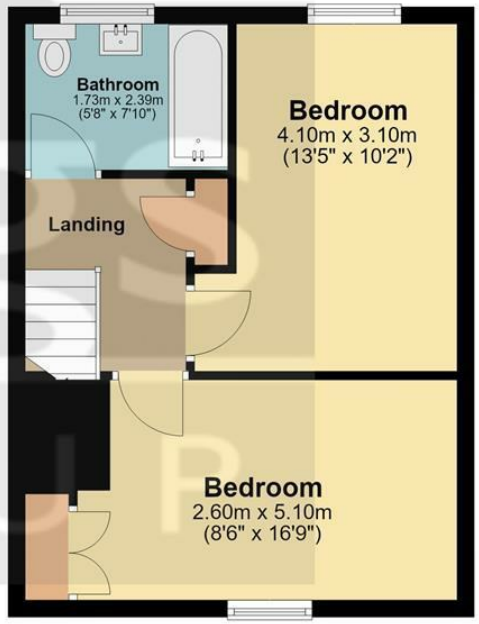
Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Neatby Close

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