



Sealeys
Walker ■ Jarvis

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PROTECTED



The Property
Ombudsman



**2 Walkers Cottage
Cophall Green
Waltham Abbey
EN9 3TA**

£485,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



PROPERTY FEATURES

- Well Presented 2 Bedroom Cottage
- Direct access and stunning views across Epping Forest
- Off-road parking to the front and private rear garden
- Rarely available semi-rural location with excellent commuter links

Contact us for more info or to book a viewing



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www.sealeys.co.uk

Property Details



Walkers Cottages comprise a charming pair of cottages, enviably positioned in the sought-after area of Upshire, Copthall Green, directly adjacent to the stunning Epping Forest.

Number 2 is a beautifully presented two-bedroom cottage, complemented by off-road parking to the front. One of the property's most notable features is its exceptional setting, with an uninterrupted outlook towards Epping Forest and immediate access to the forest – an ideal setting for those who enjoy walking, cycling and the outdoors.

The ground floor provides a welcoming open-plan lounge and dining room, benefiting from double-aspect windows that provide excellent natural light and a pleasant outlook. To the rear is a well-appointed kitchen, with double doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The family bathroom is also located on this floor.

Upstairs, there are two bedrooms, with the principal bedroom positioned to the front of the property and enjoying lovely views across Epping Forest. The second bedroom is situated to the rear.

Properties in such a desirable and rarely available location seldom come to the market, particularly those enjoying such direct access and views across Epping Forest. Early viewing is highly recommended to fully appreciate the position and setting this charming cottage has to offer.

LOCATION

Situated in the sought-after rural surroundings of Waltham Abbey, EN9 3TA enjoys a peaceful semi-rural setting with open countryside and green spaces on the doorstep, while remaining within easy reach of local amenities and commuter links. The area offers excellent opportunities for walking and cycling, with Epping Forest and the Lee Valley Regional Park nearby. Waltham Abbey, Waltham Cross and Cheshunt provide a range of shopping, dining and leisure facilities, while the M25 and nearby rail services offer convenient connections towards London and beyond. The area is also well served by a selection of local schools, making it an appealing location for those seeking a quieter countryside lifestyle without compromising on accessibility.

LOCAL AUTHORITY & COUNCIL TAX

Epping Forest District Council

Council Tax Band: C Charges 2026/2027: £2,080.80

AGENT'S NOTE

Pursuant with The Estate Agents Act 1979 Sealeys Walker Jarvis declare that the seller of this property is a relative of the Managing Director of Sealeys Walker Jarvis.

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

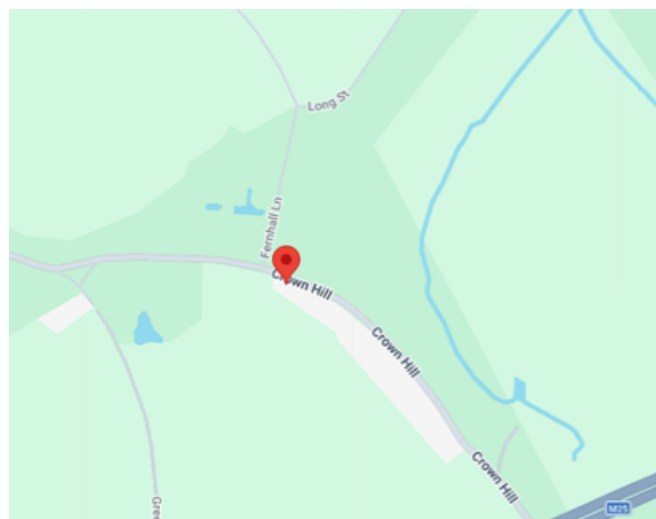
The fee is non-refundable once the verification service has been carried out.



Floor Plan



Location



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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.