



Coopers Walk, EN8 0SJ  
Waltham Cross





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# Coopers Walk, EN8 0SJ

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

GUIDE PRICE £270,000 - £290,000

BEING SOLD WITH A NEW EXTENDED LEASE UPON COMPLETION !!

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.

## Guide Price £270,000



- TWO BEDROOM SLIT LEVEL MAISONETTE
- FRONT AND REAR GARDEN
- BEING OFFERED WITH A NEW EXTENDED LEASE UPON COMPLETION
- LARGE KITCHEN
- WALKING DISTANCE TO CHESHUNT STATION

#### 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

Brett House 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 Brett House 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.

- LEASEHOLD
- IDEAL FOR FIRST TIME BUYERS
- LOW MONTHLY CHARGES
- SPACIOUS BEDROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES

Council Tax Band - C

Construction Type - Wimpy No Fines

Flood Risk - Rivers & Seas: Very Low, Surface Water: High

Lease - Approx 86 Years Remaining - Being Extended upon Completion

Service Charge - £1765 Per Annum

Ground Rent - £10 Per Annum





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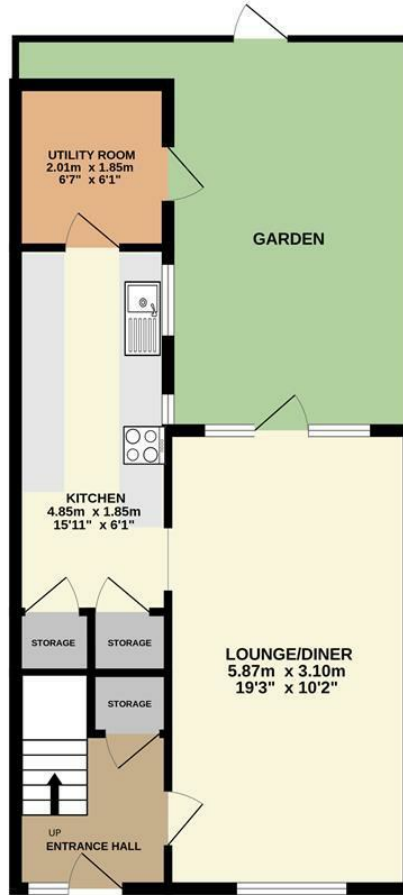


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

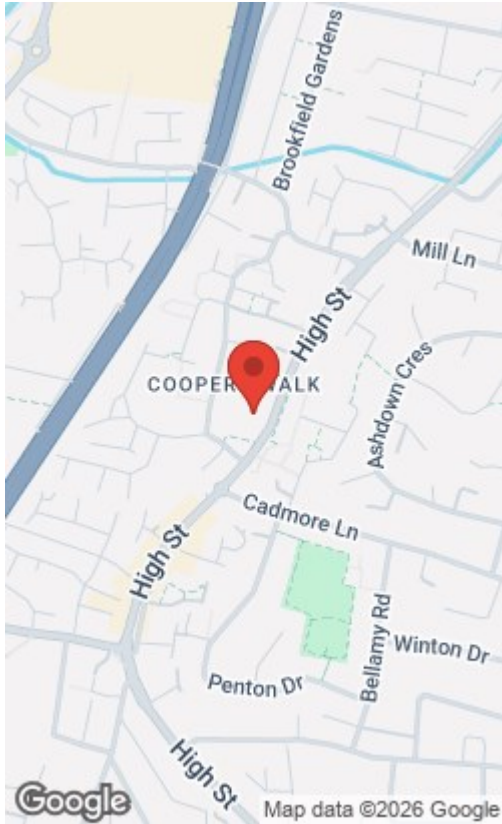
  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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