Church Lane, EN8 0EA
Waltham Cross

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Kings Group are delighted to present this SPACIOUS AND WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE.

Step inside this well-presented two-bedroom first-floor maisonette, offering a blend of comfortable living space and modern features, ideal for first-time buyers, investors, or downsizers alike.

As you enter the property, you're greeted by a welcoming entrance hall which leads to the properties front door. As you enter through the front door your met with the stairs which leads you into the heart of the property. On the landing you'll find a handy storage cupboard, perfect for coats, shoes, or household essentials. Moving through, you'll find a spacious lounge/diner – an inviting area flooded with natural light, offering ample room for both relaxing and entertaining, with space for a dining table as well as comfortable seating. The modern kitchen is sleek and well-equipped, featuring contemporary units, integrated appliances, and generous counter space – ideal for home cooking and everyday convenience.

The property boasts two good-sized double bedrooms, both neutrally decorated and offering flexible space for furnishings or a home office setup if desired. The family bathroom is clean and functional, with a full-sized bath, overhead shower, wash basin, and WC. The maisonette benefits from a 115-year lease, providing long-term peace of mind, with the added bonus of no service charge or ground rent fees.

£280,000

- CLOSE TO CHESHUNT TRAIN STATION
- 115 YEAR LEASE REMAINING
- SPACIOUS LOUNGE
- LEASEHOLD
- EASY ACCESS TO A10 AND M25
- NO SERVICE CHARGE OR GROUND RENT
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- CLOSE TO SOUGHT AFTER SCHOOLS
- TWO BEDROOM FIRST FLOOR MAISONETTE

Location
Church Lane is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, 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 West Cheshunt you will also benefit from being walking distance to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Local Schools
Church Lane also offers fantastic commute links, with Cheshunt Station being under a 25 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 30 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.

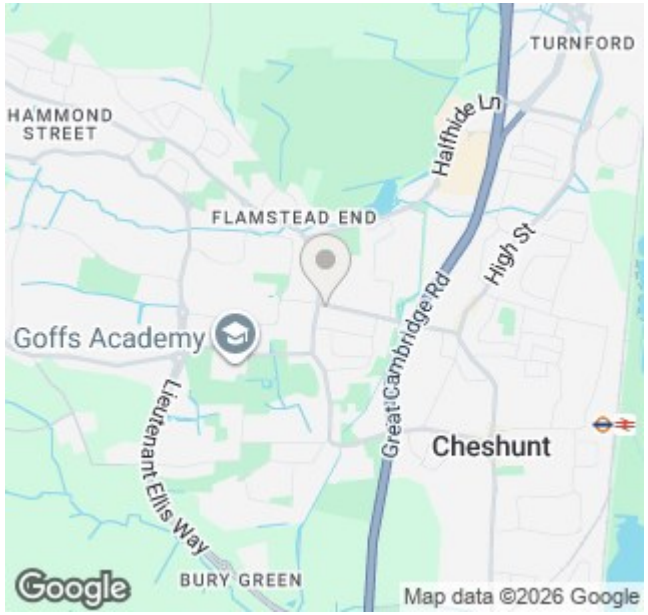
Travel Links
With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Church Lane offers, you also have some of the areas most sought after and popular schools such as St Paul's Catholic Primary School, Arlesdene Nursery School and Pre-School, Flamstead End School, Goffs Academy, Fairfields Primary School and Nursery and many more all under 1 mile away.

Council Tax Band - B

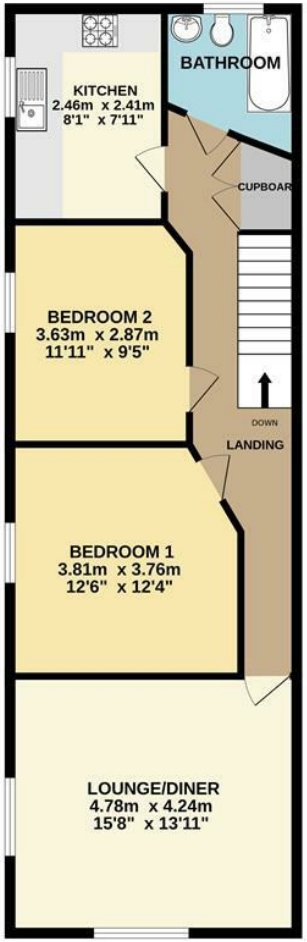
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low
Lease - Approx 115 Years Remaining
Service Charge - None
Ground Rent - None

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1ST FLOOR



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.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire EN8 8LF
T: 01992 635735
E:
www.kings-group.net