



Hollybush Way, EN7 6ER
Waltham Cross





kings
GROUP

Hollybush Way, EN7 6ER

Kings Group are delighted to present this SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE, LOCATED IN THE SOUGHT AFTER WEST CHESHUNT AREA!

****GUIDE PRICE £215,000 - £230,000****

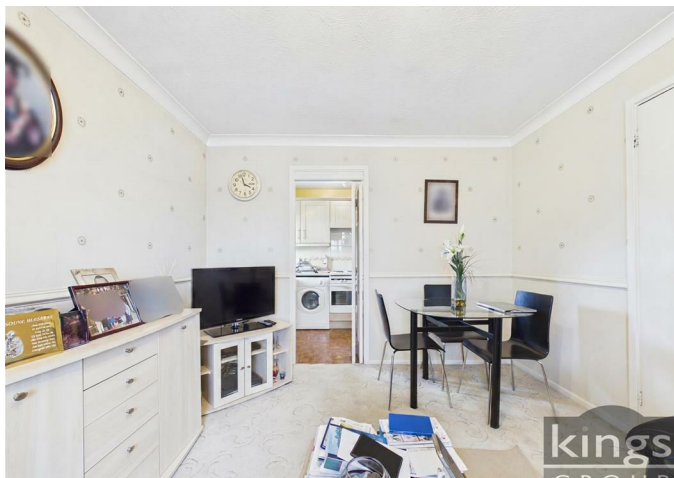
This well-presented two-bedroom first-floor maisonette offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property is entered via its own private ground-floor entrance, with stairs rising to the first-floor landing. From the hallway, to the right-hand side, is a bright and spacious lounge/dining room, with the kitchen conveniently situated adjacent.

To the left of the hallway are both well-proportioned bedrooms, while straight ahead is the family bathroom, fitted with a modern suite.

Further benefits include allocated parking and a long lease with approximately 153 years remaining, providing added peace of mind for prospective purchasers.

Guide Price £215,000



- **TWO BEDROOM FIRST FLOOR MAISONETTE**
- **153 YEAR LEASE REMAINING**
- **IDEAL FOR FIRST TIME BUYERS**
- **LOW ANNUAL CHARGES**
- **EASY ACCESS TO A10 AND M25**

Location

Located in the sought after West Cheshunt area, a new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Hollybush Way has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops. Hollybush Way is also a short drive away from Brookfield Shopping Centre. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Hollybush Way also offers fantastic commute links, with Cheshunt Station being under a 15 drive 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 have easy access to Theobalds Grove Station which is also just a 15 minute drive away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). The proeprty also benefits from having a bus stop just a stones throw away offering an additional commute link to both Cheshunt and Cuffley Station and to the surrounding area. 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 a family, local schools may be an important criteria in your search which in addition to the above that Hollybush Way offers, you also have some of the areas most sought after and popular schools such as St

- **LEASEHOLD**
- **ALLOCATED PARKING**
- **LOFT ACCESS**
- **CLOSE TO POPULAR SCHOOLS**
- **SPACIOUS LOUNGE/DINER**

Paul's Catholic Primary School, Flamstead End School, Fairfields Primary School and Nursery, Goffs Academy, Dewhurst St Mary CofE Primary School and many more all within a short walk or drive away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Lease - 153 Year Remaining

Service Charge - £1200 Per Annum (Appox)

Ground Rent - £100 Per Annum (Appox)

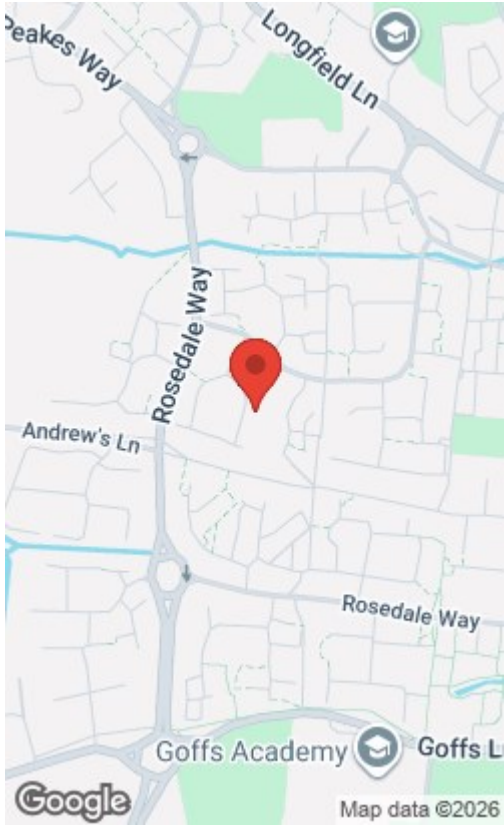






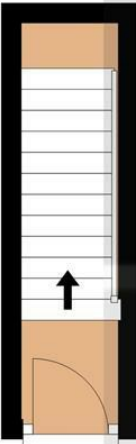


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 3.9 sq. metres (42.2 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.9 sq. feet)



Total area: approx. 50.3 sq. metres (541.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

Hollybush Way

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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