



Berwick Close, EN8 7PT  
Waltham Cross

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Kings Group Cheshunt are delighted to present this CHAIN FREE, STUDIO MAISONETTE for Sale, WALKING DISTANCE FROM WALTHAM CROSS STATION.

Introducing this beautifully presented ground floor studio maisonette, offering a wonderful blend of comfort, style, and practicality — all within a peaceful residential setting. Thoughtfully designed throughout, this charming home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property with exceptionally low annual charges.

Upon entering through your private front door with direct access to outside and the communal gardens, you're welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. To the left, a contemporary bathroom features quality fittings and a clean finish, while a built-in storage cupboard provides excellent space for everyday essentials.

The hallway flows seamlessly into a spacious open-plan living and sleeping area, beautifully illuminated by natural light. This versatile space offers the perfect balance between relaxation and functionality, with ample room for both living and bedroom furniture. The layout gently wraps into a well-appointed kitchen, complete with a range of fitted units and generous work surfaces — ideal for both home cooking and entertaining.

This delightful property combines privacy, convenience, and low running costs — making it a superb opportunity for those seeking a stylish and easy-to-manage home.

£155,000



- STUDIO MAISONETTE
- GROUND FLOOR
- LOW CHARGES
- WALKING DISTANCE TO WALTHAM CROSS STATION
- EASY ACCESS TO A10 AND M25
- LEASEHOLD
- CHAIN FREE
- IDEAL FOR INVESTMENT OR FIRST TIME BUYERS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- COMMUNAL GARDENS

#### **Location**

Willow House is surrounded by everything a homeowner needs in a new home. With Waltham Cross shopping centre being close by there is a wide range of shops to choose from in the town centre and in the Pavillions Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, banks, cafes and many more high street shops and businesses. A new owner would struggle to find a better situated property for day-to-day life needs. With the property being close to the town centre not only does it have local shops nearby, you will also benefit from being within walking distance of local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

#### **Travel Links**

Willow House also offers fantastic commuter links with Waltham Cross 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.

Council Tax Band - A

Construction Type - Standard (Brick, Tile)

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

Lease - 87 Years

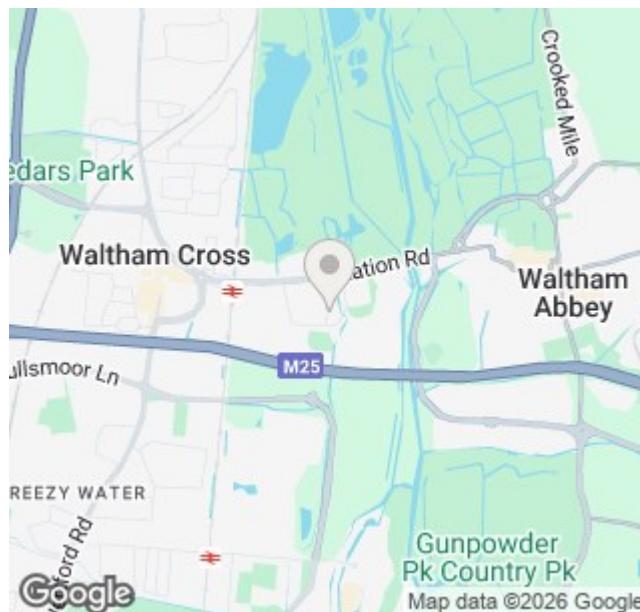
Service Charge - £960 Per Annum (Approx)

Ground Rent - £10 Per Annum (Approx)

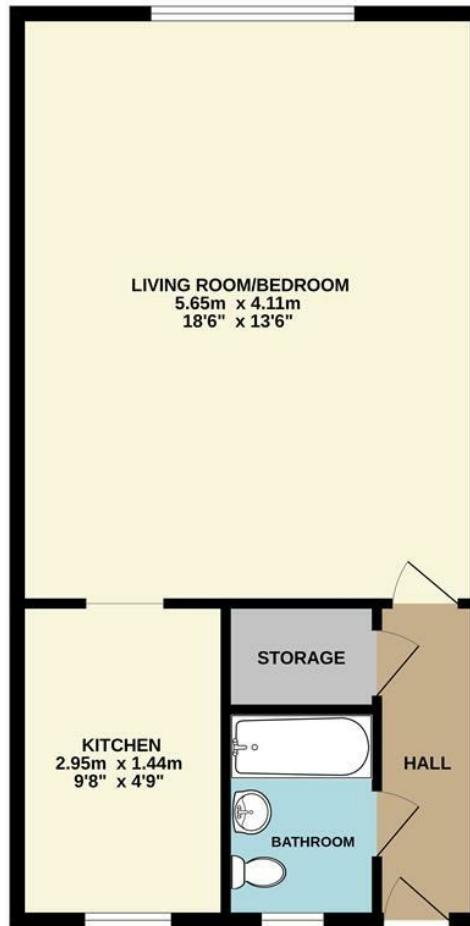


## Energy Efficiency Rating

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



GROUND 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.

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