



Shepherds
Property Sales & Lettings



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Fishers Close | Waltham Cross | EN8 7NW | £385,000





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This well-proportioned three-bedroom property offers spacious and practical living, ideal for families and commuters alike. The ground floor comprises a useful entrance porch, a convenient W.C and a separate shower, a spacious living area and kitchen. The property also benefits from multiple large storage cupboards, adding to its functionality. Upstairs, there are three generously sized double bedrooms and a family bathroom, providing comfortable accommodation throughout. Externally, the property features a private rear garden, perfect for outdoor use, along with a set-back frontage. Ideally located, the property offers excellent access to Waltham Cross train station and a range of public transport links, as well as nearby amenities, schools, and local green spaces.

- Double Bedrooms
- Access To Walks Along The Lea Valley
- Kitchen Breakfast Room
- Close To Train Station
- Easy Access To Public Transport
- Near To Lea Valley White Water Centre
- Newly Fitted Boiler



Porch	Bedroom One
Entrance Hall	13'4" x 9'5"
Storage Cupboards	Bedroom Two
Lounge Diner	13'4" x 9'4"
16'2" x 10'6"	Bedroom Three
Kitchen Breakfast Room	10'6" x 8'6"
13'1" x 8'2"	Bathroom
W.C	8'4" x 5'8"
Shower Cubicle	External
First Floor Landing	Rear Garden
	Communal Parking



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure :
Council:
Tax Band:

Freehold
Broxbourne
D



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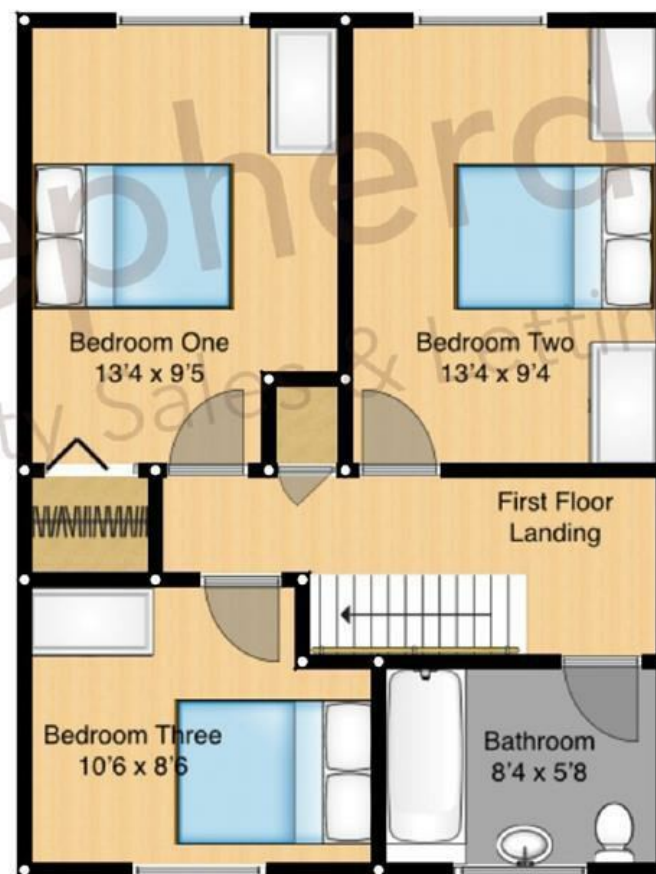
Fishers Close, Waltham Cross



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This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included. This floorplan is covered by the copyright act 1988 and cannot be amended or reused without the permission of Shepherds Estate Agents LTD





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