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**89 Fishers Close, Waltham Cross, EN8 7NN**

**£250,000**

Lanes are pleased to offer this Three bedroom split level ground floor maisonette. The property is in need of total modernisation. Benefitting from a ground floor W.C, first floor bathroom, ample storage, own rear garden and is also within easy reach of Waltham Cross Rail Station and Lea Valley Park.

Chain free!



Door to

Hallway

Ground floor W.C

Lounge

16'1 x 10'5 (4.90m x 3.18m)

Kitchen

12'9 x 8'2 (3.89m x 2.49m)

Firts floor landing

Bedroom

13'1 x 9'4 (3.99m x 2.84m)

Bedroom

11'5 x 9'4 (3.48m x 2.84m)

Bedroom

11'4 x 6'2 (3.45m x 1.88m)

Bathroom

Rear Garden

Reference

CH6647/PL/29042026 - Waltham Cross Estate Agent

| 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 |           |



#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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