



Estate Agents • Lettings • Land & New Homes



89 Fishers Close, Waltham Cross, EN8 7NN

£250,000

(89, Fishers Close Waltham Cross, EN8 7NN)

We are acting in the sale of the above property and have received an offer of £240,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

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



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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