



Fishers Close, EN8 7NL
Waltham Cross





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Kings Group are delighted to offer this SPLT LEVEL THREE BEDROOM MAISONETTE, WITH ITS OWN PRIVATE REAR GARDEN.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

As you step into this charming three-bedroom split-level maisonette, you're immediately greeted by a sense of space and light. The entrance opens into a well-proportioned hallway, leading to the heart of the home.

The living area is spacious and inviting, featuring large windows that allow natural light to flood in. The open-plan layout seamlessly connects the lounge to the dining area, creating an ideal space for entertaining or relaxing. French double doors provide direct access to the private garden, a delightful outdoor retreat perfect for alfresco dining or family gatherings. Adjacent to the dining space, the kitchen is modern and well-equipped, boasting sleek cabinetry, ample counter space, and integrated appliances. A guest WC is conveniently located on this level for added practicality.

Ascending the stairs, you'll find three well-sized bedrooms, each with its own character. The primary bedroom is generously proportioned, offering a peaceful view of the garden or surrounding area. The second bedroom is equally spacious, while the third bedroom is perfect as a child's room, guest bedroom, or home office. A family bathroom serves the upper level, featuring stylish fixtures, a bathtub with an overhead shower, a washbasin, and a

By Auction £225,000



- **THREE BEDROOM SPLIT LEVEL MAISONETTE**
- **CHAIN FREE**
- **PRIVATE GARDEN WITH REAR ACCESS**
- **LARGE BEDROOMS**
- **CLOSE TO WALTHAM CROSS TRAIN STATION**

Location

Fishers Close is surrounded by everything a home owner 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 Pavillion Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

Travel Links

Fishers Close also offers fantastic commute 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.

Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition to the above that Fishers Close offers, you also have some of the areas most sought after and popular schools such as Holdbrook Primary School and Nursery, Four Swannes Primary School, Oasis Academy Enfield, Keys Meadow Primary School, Keys Meadow Primary School and many more all within walking distance or a short drive away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Lease - 81 Years Remaining (WILL BE EXTENDED ON COMPLETION - LEASE TERM TBC)

Service Charge - £1200 Per Annum (Approx)

Ground Rent - £10 Per Annum (Approx)

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The

- **LEASEHOLD**
- **IMMEDIATE EXCHANGE OF CONTRACTS AVAILIABLE**
- **SOLD VIA SECURE SALE**
- **DOWNSTAIRS WC**
- **NEAR POPULAR SCHOOLS**

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obt



*Sweet
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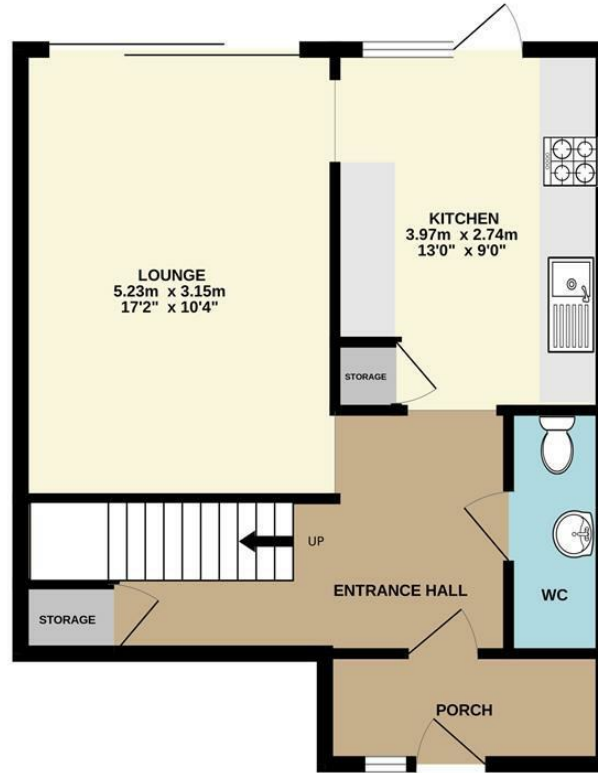




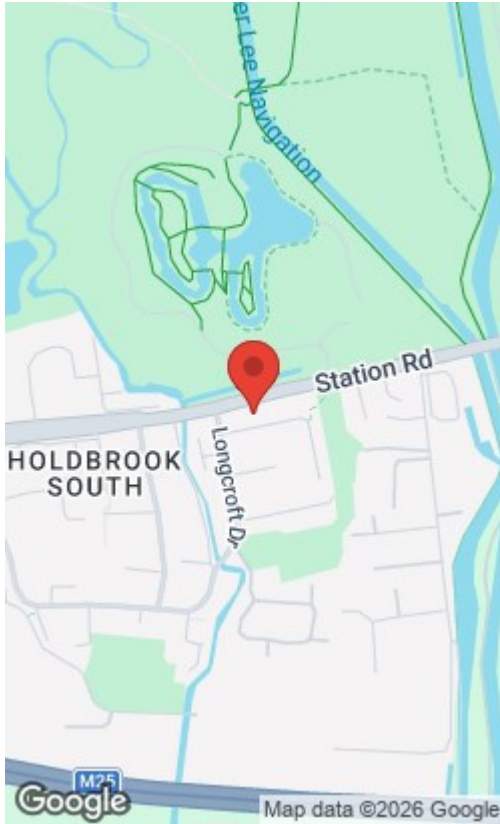
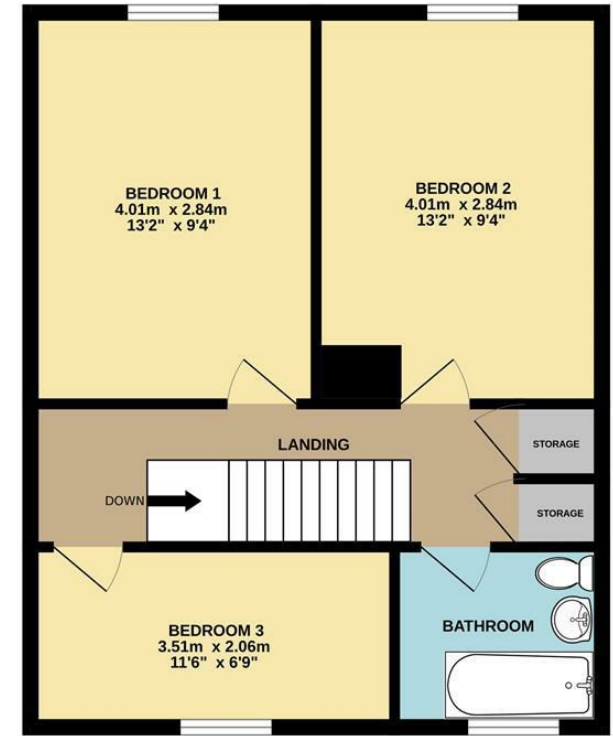
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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