

# Lanes

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72a High Street, Waltham Cross, EN8 7BU

**£180,000**

Located right on Waltham Cross High Street, this three bedroom split-level maisonette, offers a fantastic opportunity for buyers looking to modernise and add their own personal touch. Set over two floors, the property features two reception rooms, which could be knocked back into one, a separate kitchen, and a family bathroom.

The layout offers flexibility, with the option to use one of the reception rooms currently as an additional bedroom, home office or dining area. While the property is in need of modernisation, it provides great potential for those looking to create a spacious and comfortable home.

Ideally positioned just moments from Waltham Cross Town Centre, residents will enjoy easy access to a wide range of shops, cafes, and local amenities. Waltham Cross Train Station is also within walking distance, providing direct links into central London — perfect for commuters.



## Entrance Hall

## Lounge

12'11" x 9'11" (3.94m x 3.02m)

## Reception Two

12'11" x 6'5" (3.94m x 1.96m)

Can be used as an additional bedroom or office/study.

## Kitchen

10'11" x 9'1" (3.33m x 2.77m)

## First Floor Landing

## Bedroom One

12'11" x 9'11" (3.94m x 3.02m)

## Bedroom Two

14'4 x 9'9" max points (4.37m x 2.97m max points)

L Shaped, Max Points

## Bedroom Three

12'11" x 6'6" (3.94m x 1.98m)

## Bathroom

## REFERENCE

CH6602 LANES WALTHAM CROSS ESTATE AGENTS

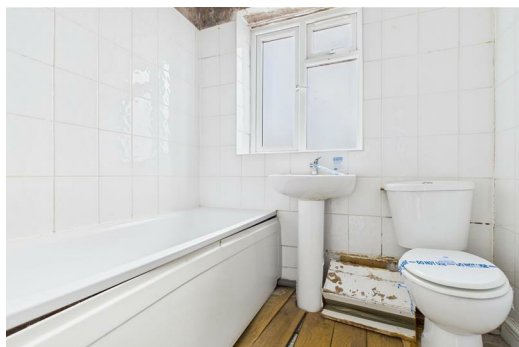
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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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