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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		75	76
(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.



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: ch@lanesproperty.co.uk www.lanesproperty.co.uk

