



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 £225,000 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. Benefiting 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		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 <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.

