Lanes
ESTATE AGENTS

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72a High Street, Waltham Cross, EN8 7BU

£200,000

We are acting in the sale of the above property and have received an offer of £197,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 18/12/2025

Located right on Waltham Cross High Street, this 2/3 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.

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)
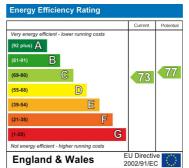L Shaped, Max Points

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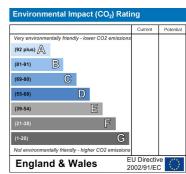12'11" x 6'6" (3.94m x 1.98m)

Bathroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Reception Two
Hallway
Hallway
Lounge
Kitchen

Floor 0

Bedroom
Landing
Bathroom
Bedroom
Bedroom

Floor 1

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.