



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 offered with a new extended lease on completion !!

****GUIDE PRICE - £290,000 - £300,000****

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 WC.

The private garden is a standout feature, providing a secluded oasis for relaxation. Whether you envision a cosy seating area, a vibrant flowerbed, or a play space for children, this outdoor haven offers plenty of possibilities.

Guide Price £290,000



- **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 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

- **LEASEHOLD**
- **BEING SOLD WITH A NEW EXTENDED LEASE ON COMPLETION**
- **SPACIOUS LOUNGE**
- **DOWNSTAIRS WC**
- **NEAR POPULAR SCHOOLS**

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)



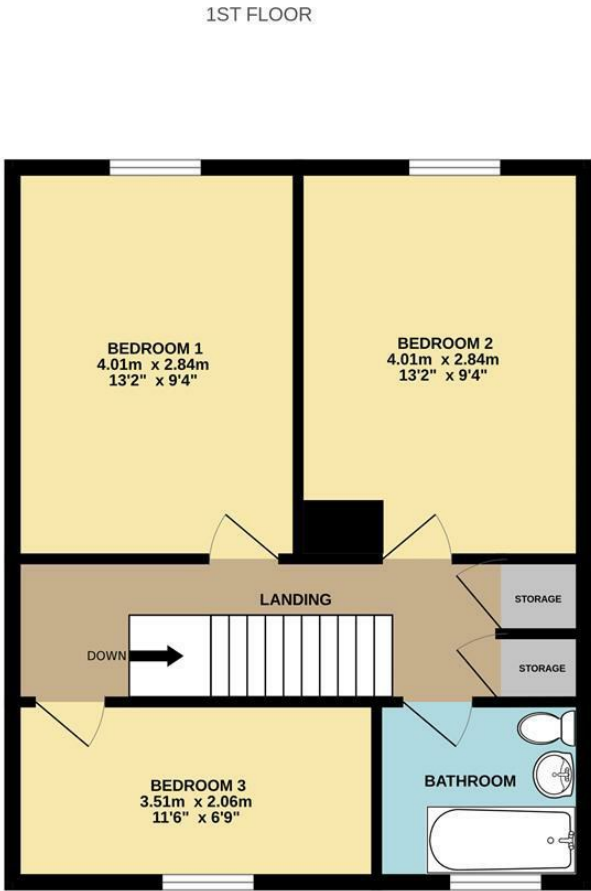
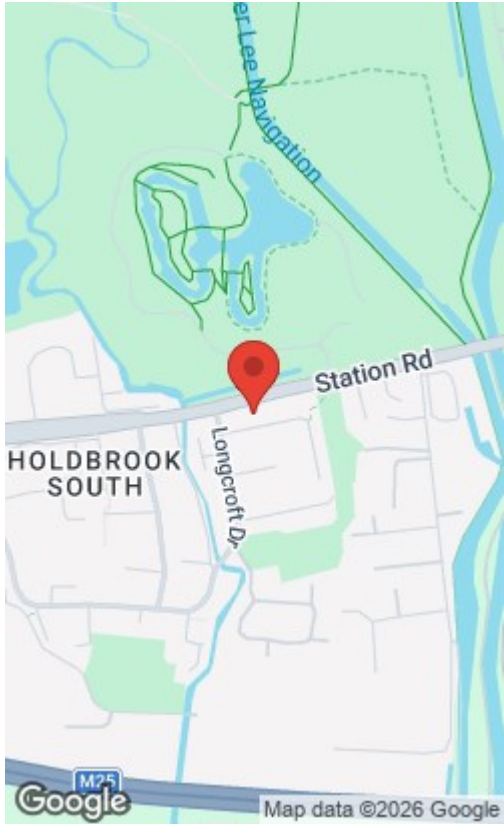






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(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	



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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