

## WOODBROOK GARDENS EN9

Castles market this chain free and rare to the market three bedroom semi detached house occupying a huge corner plot; allowing for the potential to heavily extend to the side and rear (STPP). There is also the ability to convert the loft (STPP). Currently benefits from a driveway, a garage and being positioned at the end of this sought after cul-de-sac close to schools and transport links.

**£495,000 Freehold**



# Castles

01992 711119

hello@castles.london

castles.london

2/4 Highbridge street  
Waltham abbey  
EN9 1DT



**Front Garden :**

Driveway, garage, side access

**Entrance :**

Front door to hallway: access to lounge, kitchen, stairs to first floor.

**Lounge 12' 4" x 17' 0" (3.76m x 5.18m):**

opens to diner

**Dining room 9' 2" x 9' 1" (2.79m x 2.77m):**

opens to kitchen

**Kitchen 9' 7" x 9' 2" (2.92m x 2.79m):**

opens to diner, door to garden.

**First Floor Landing :**

access all rooms, loft hatch.

**Bedroom 1: 13' 7" x 11' 3" (4.14m x 3.43m):**

**Bedroom 2: 12' 2" x 11' 2" (3.71m x 3.40m):**

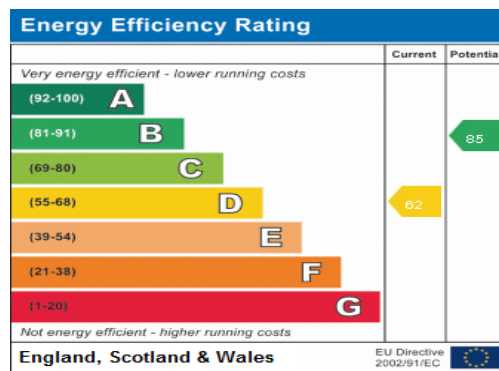
narrowing to 9' 5" (2.87m)

**Bedroom 3: 8' 4" x 7' 0" (2.54m x 2.13m)**

**Bathroom 6' 9" x 8' 3" (2.06m x 2.51m)**

**Rear Garden**

Large corner plot, access to garage, side access



GROUND FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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.  
Made with Metropix ©2024



A free, fair and independent service for buyers, sellers, tenants and landlords of property in the UK.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.