

## GREENWICH WAY EN9

Castles present this immaculately presented and stunning four bedroom link semi detached residence with a double garage and off-street parking. Comprising a large reception area, modern kitchen diner, upstairs family bathroom as well as a ground floor cloakroom and an ensuite shower room to the master bedroom. Benefits from an office space and a south facing landscaped garden to the rear. Located within a secluded section of this premier development close to the gunpowder park, commuter links and schooling.



£550,000 Freehold

# Castles

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**Entrance :**

Front door to hall

**Hallway :**

Access to reception, kitchen and cloakroom

**Reception: 16' 2" x 10' 5" (4.92m x 3.17m):**

Access to garden

**Dining Area: 9' 8" x 8' 7" (2.94m x 2.61m)**

**Kitchen: 7' 9" x 12' 8" (2.36m x 3.86m):**

Opens to dining area

**Cloakroom/wc: 5' 2" x 4' 4" (1.57m x 1.32m)**

**First Floor Landing :**

Access to bedrooms 1 & 2 and bathroom, stairs to 2nd floor

**Bedroom 1: 10' 6" x 12' 0" (3.20m x 3.65m):**

Door to en suite shower (4'7 x 6'6)

**Bedroom 2: 10' 0" x 9' 9" (3.05m x 2.97m)**

**Bathroom: 7' 6" x 6' 6" (2.28m x 1.98m)**

**Second Floor Landing**

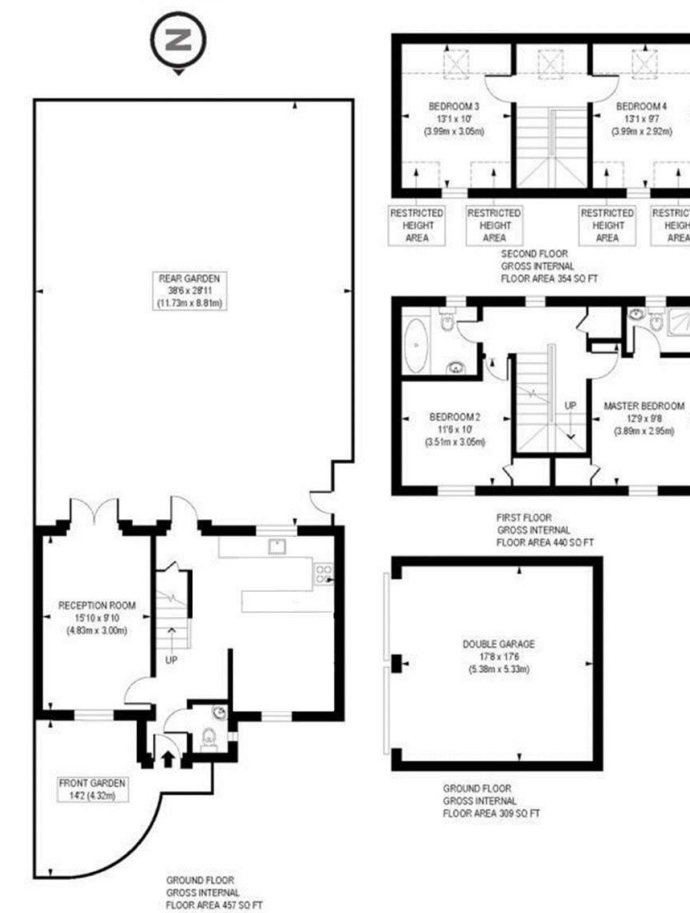
Office space; access to loft hatch, Bedrooms 3 & 4

**Bedroom 3: 12' 0" x 10' 1" (3.65m x 3.07m)**

**Bedroom 4: 12' 0" x 10' 8" (3.65m x 3.25m)**

**Rear Garden:**

Side access to double garage with loft space



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			EU Directive 2002/91/EC

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