

BROOMSTICK HALL ROAD EN9

Castles market this three bedroom semi detached home. Provides huge potential to improve with the possibility to extend to the side and convert the loft all STPP. Benefits from already being extended to the rear providing two reception rooms. Externally benefits from a large garden, driveway and a garage. Located close to primary and secondary schools and transport links.

£475,000 Freehold

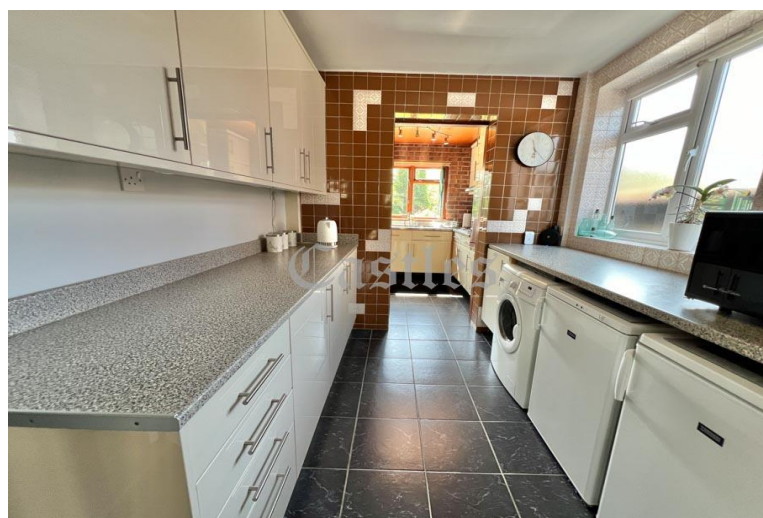
Castles

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2/4 Highbridge Street
Waltham Abbey
EN9 1DT



Entrance:

Driveway, garage, side gate, door to porch, door to hall

Hallway:

Access to reception and kitchen, stairs to first floor

Reception 1: 25' 0" x 12' 1" (7.61m x 3.68m):

Through lounge: access to reception 2

Reception 2: 10' 4" x 7' 8" (3.15m x 2.34m):

Access to rear garden

Kitchen: 19' 9" x 8' 0" (6.02m x 2.44m):

Opens to reception 2

First Floor Landing:

Access to bedrooms and bathroom, loft hatch

Bedroom 1: 11' 9" x 11' 8" (3.58m x 3.55m):

To longest point: Built in cupboard

Bedroom 2: 12' 8" x 10' 3" (3.86m x 3.12m):

into alcove: Fitted wardrobes

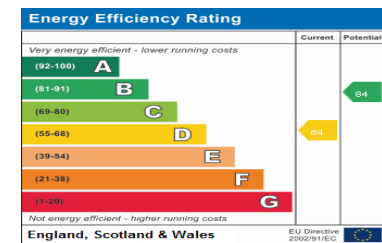
Bedroom 3: 7' 8" x 7' 4" (2.34m x 2.23m):

Fitted cupboard

Bathroom: 7' 4" x 6' 7" (2.23m x 2.01m)

Rear Garden

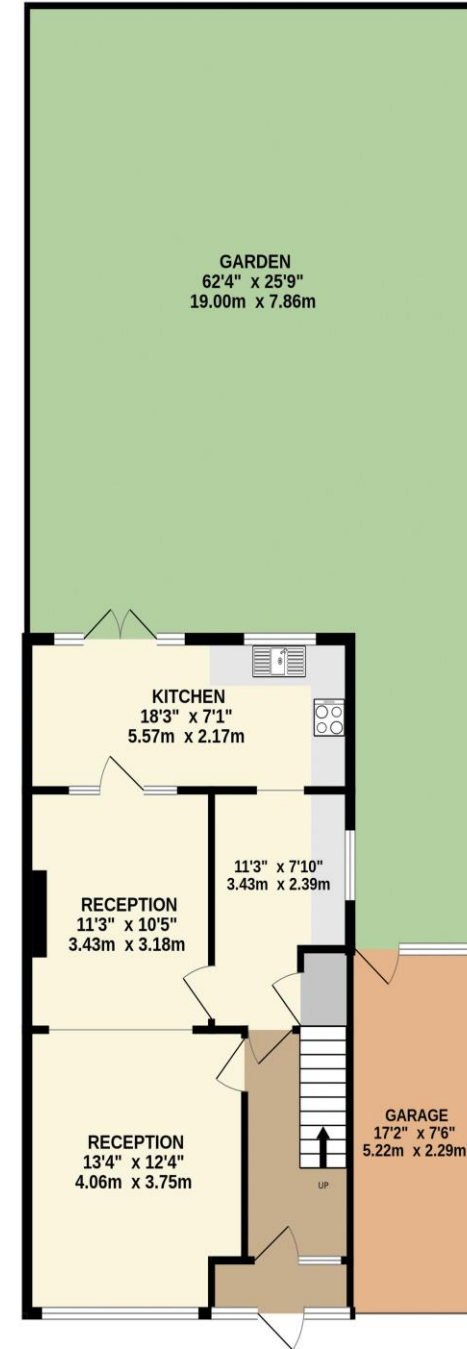
Side access, access to garage



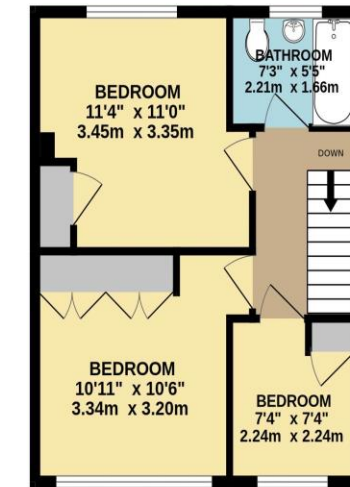
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GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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.
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