

## BROOMSTICK HALL ROAD EN9

Castles market this three bedroom family home. Comprising a lounge diner, kitchen/breakfast room and an upstairs bathroom. Benefits from a garage and rear access. The property has the potential to extend and convert the loft both STPP. Located close to schools and transport links.

**£430,000 Freehold**

# Castles

01992 711119

hello@castles.london

castles.london

2/4 Highbridge street  
Waltham abbey  
EN9 1DT



**Entrance:**

Front door to hall

**Hallway:**

Stairs to first floor, access to reception and kitchen

**Reception/diner: 24' 0" x 11' 1" (7.31m x 3.38m)**

(to longest point): Access to garden

**Kitchen/Breakfast Room: 21' 5" x 8' 7" (6.52m x 2.61m)**

(to longest point): Access to garden

**First Floor Landing:**

Access to bedrooms and bathroom

**Bedroom 1: 13' 7" x 10' 9" (4.14m x 3.27m)**

**Bedroom 2: 10' 1" x 9' 3" (3.07m x 2.82m)**

**Bedroom 3: 7' 7" x 7' 1" (2.31m x 2.16m)**

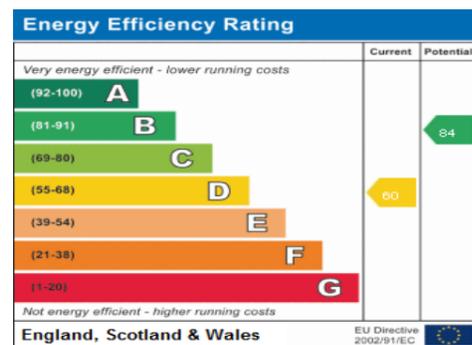
**Bathroom: 8' 7" x 7' 8" (2.61m x 2.34m)**

(to longest point)

**Rear Garden:**

Access to garage and to rear

**Garage: 18' 0" x 9' 4" (5.48m x 2.84m)**



**rightmove**  
find your happy

**Zoopla**  
Smarter property search

**PrimeLocation**  
Find the home you deserve

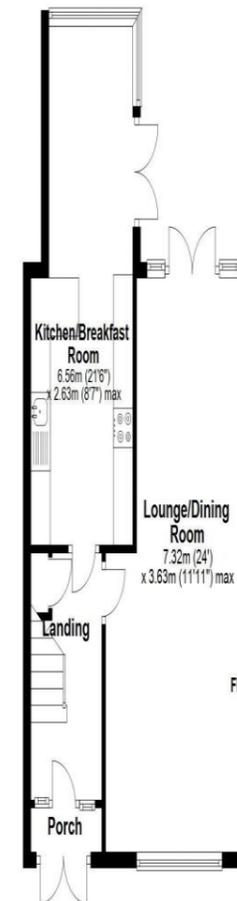
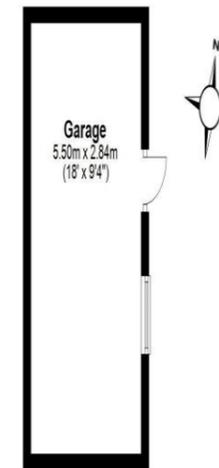


**OnTheMarket.com**

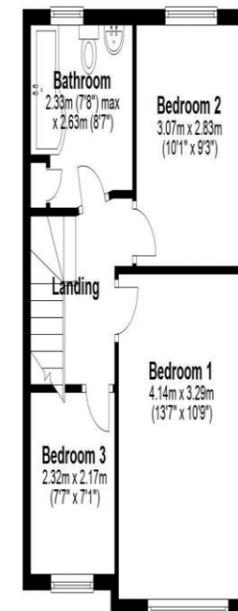
**The Property Ombudsman**

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

**Ground Floor**  
Main area: approx. 47.5 sq. metres (510.9 sq. feet)  
Plus garage: approx. 15.6 sq. metres (168.2 sq. feet)



**First Floor**  
Approx. 39.9 sq. metres (429.8 sq. feet)



Main area: Approx. 87.4 sq. metres (940.7 sq. feet)  
Plus garages: approx. 15.6 sq. metres (168.2 sq. feet)

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.