

PARK ROAD EN8

Castles market this characterful two double bedroom Victorian cottage. Comprising two reception rooms, a modern kitchen, ground floor bathroom and a rear garden. Situated close to Waltham Cross' train station, shopping centre and the M25 junction.

£370,000 Freehold

Castles

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2/4 Highbridge Street
Waltham Abbey
EN9 1DT



Entrance:

Front door to hall

Hallway:

Stairs to first floor, access to reception 1 & 2

Reception 1: 9' 8" x 9' 4" (2.94m x 2.84m)

Reception 2: 12' 3" x 11' 4" (3.73m x 3.45m):

Access to kitchen

Kitchen: 9' 3" x 7' 9" (2.82m x 2.36m):

Door to bathroom, door to garden

Bathroom: 7' 2" x 5' 1" (2.18m x 1.55m)

First Floor Landing:

Access to bedrooms 1 & 2

Bedroom 1: 11' 5" x 11' 2" (3.48m x 3.40m)

Bedroom 2: 11' 5" x 11' 2" (3.48m x 3.40m)

Rear Garden:

Gate to rear

Tax Band : C

Energy performance certificate (EPC)

4 Hall Road 1000 Kings Cross WC1E 6HU	Energy rating D	Valid until 12 January 2024
Property type Mid-terrace house		Certificate number 8731-462-230-200-200
Total floor area 62 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-responsibilities-when-letting-property-energy-efficiency-standards-landlord-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy ratings.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D and the average energy score is 60.



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

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