

## MILTON COURT EN9

Castles are delighted to market this three bedroom semi detached house. Well presented throughout it comprises a good sized lounge, a kitchen, dining area and an upstairs bathroom. It also benefits from a ground floor cloakroom and a playroom/office. Externally provides a driveway and a rear garden with side access. Located in the heart of Waltham Abbey close to many amenities.

**£475,000 Freehold**

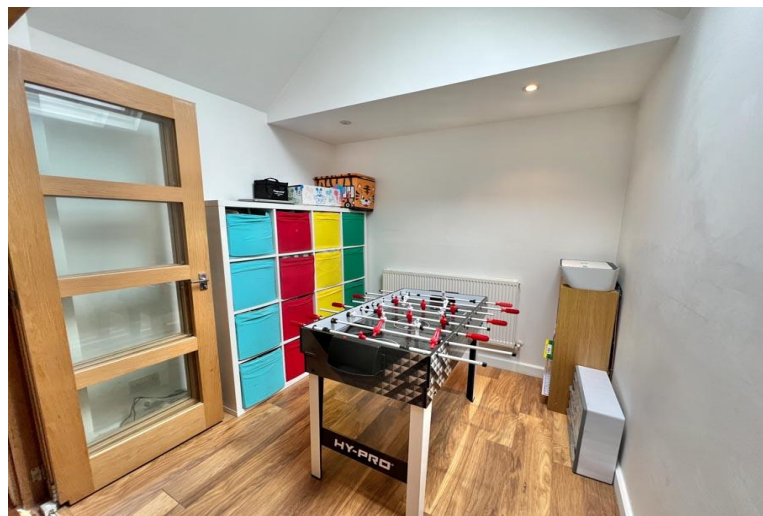
# Castles

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2/4 Highbridge Street  
Waltham Abbey  
EN9 1DT



**Entrance:**

Driveway, side access, front door to hall

**Hallway:**

Access to reception, dining area and cloakroom

**Reception 1: 24' 5" x 12' 2" (7.44m x 3.71m):**

narrowing to 9' 6" (2.89m); Opens to diner, stairs to first floor, door to kitchen, door to garden

**Dining Room: 15' 8" x 8' 6" (4.77m x 2.59m):**

Opens to playroom/office

**Playroom/Office: 8' 1" x 7' 9" (2.46m x 2.36m)**

**Kitchen: 13' 3" x 8' 7" (4.04m x 2.61m)**

**Cloakroom/wc: 5' 7" x 3' 6" (1.70m x 1.07m)**

**First Floor Landing:**

Access to bedrooms and bathroom, loft hatch

**Bedroom 1: 12' 8" x 11' 3" (3.86m x 3.43m)**

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

**Bedroom 3: 10' 6" x 7' 4" (3.20m x 2.23m)**

**Bathroom: 7' 0" x 6' 0" (2.13m x 1.83m)**

**Rear Garden**

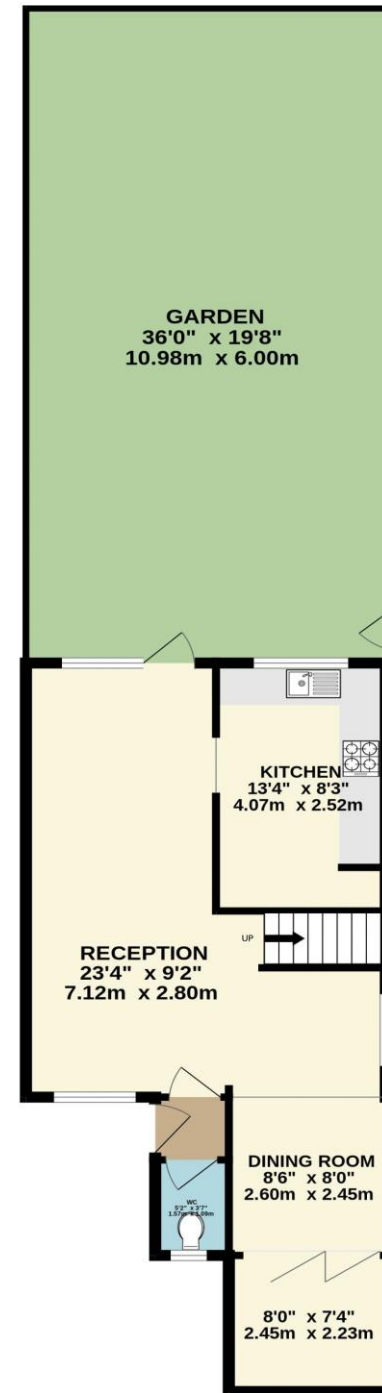
Side access

EPC: C

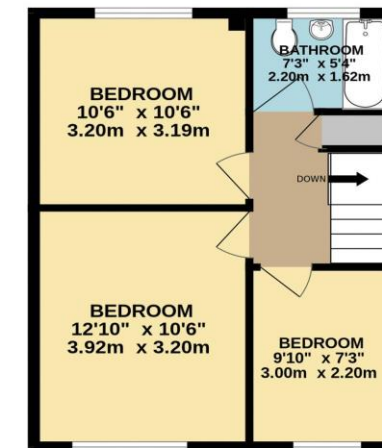
TAX BAND: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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