

MERLIN CLOSE EN9

Castles market this well presented, gated three bedroom detached residence. Comprising a modern kitchen with utility room, two reception rooms, two bath/shower rooms, a cloakroom, conservatory and a rear garden. The property benefits from a driveway and is situated within this sought after location close to commuter links and schooling.

£595,000 Freehold



Castles

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2/4 Highbridge Street
Waltham Abbey
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Entrance:

Gated section, driveway, side access, front door to porch: porch to hall

Hallway:

Access to receptions 1 and 2, kitchen and cloakroom

Reception 1/Diner: 19' 4" x 13' 4" (5.89m x 4.06m) narrowing to 8' 9" (2.66m); Access to conservatory

Reception 2: 14' 7" x 8' 5" (4.44m x 2.56m)

Kitchen: 13' 0" x 8' 3" (3.96m x 2.51m): Access to utility

Conservatory: 10' 5" x 8' 6" (3.17m x 2.59m): Air conditioning unit, access to garden

Cloakroom/wc: 5' 3" x 3' 3" (1.60m x 0.99m)

Utility Room: 5' 6" x 5' 4" (1.68m x 1.62m): Door to garden

First Floor Landing:

Access to bedrooms and bathroom, loft hatch

Bedroom 1: 10' 7" x 10' 3" (3.22m x 3.12m) narrowing to 8' 1" (2.46m); door to ensuite

Ensuite shower: 6' 0" x 5' 8" (1.83m x 1.73m)

Bedroom 2: 10' 7" x 10' 0" (3.22m x 3.05m) into alcove

Bedroom 3: 13' 5" x 8' 6" (4.09m x 2.59m) narrowing to 8' 4" (2.54m); Double fitted wardrobe

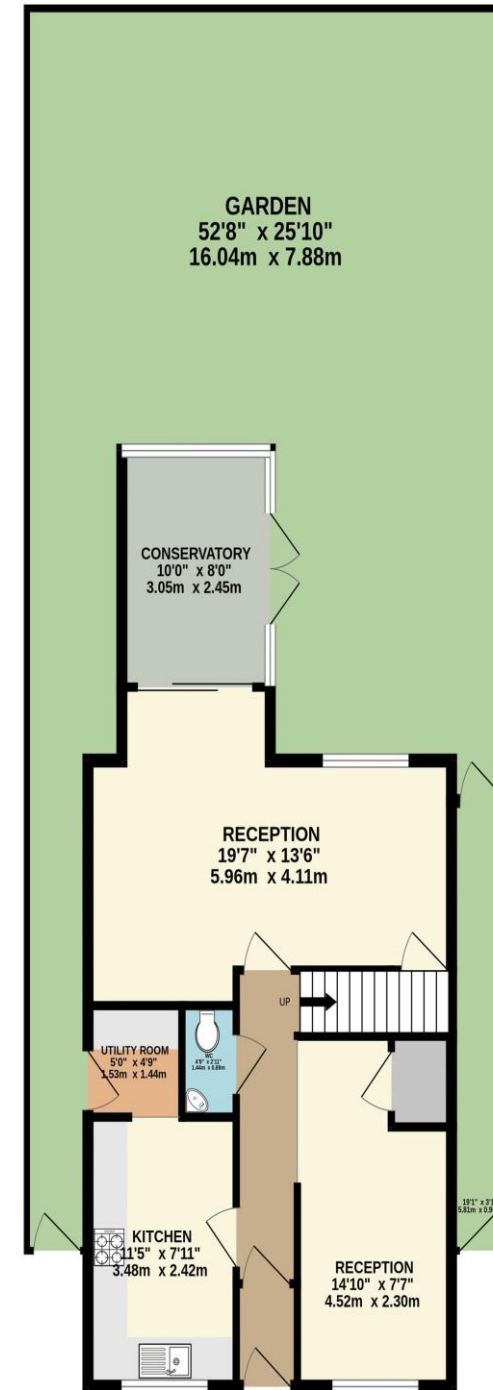
Bathroom: 7' 3" x 6' 1" (2.21m x 1.85m)

Rear Garden: Decked area, lawn, side access

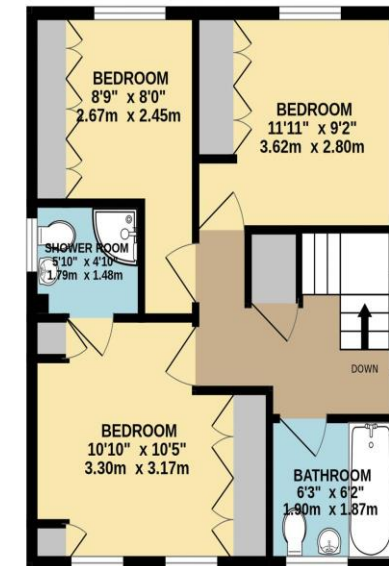
TAX BAND: E

EPC: C

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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