

VICTORIA ROAD EN9

Castles market this chain free Victorian three double bedroom house. Immaculately presented, full of character and with quirky touches. The property comprises two reception rooms, a modern kitchen and bathroom, lean to/utility area and a landscaped garden with rear access. Situated in the heart of Waltham Abbey's town centre amongst its many amenities, transport facilities and the Lea Valley Park.

£435,000 Freehold

Castles

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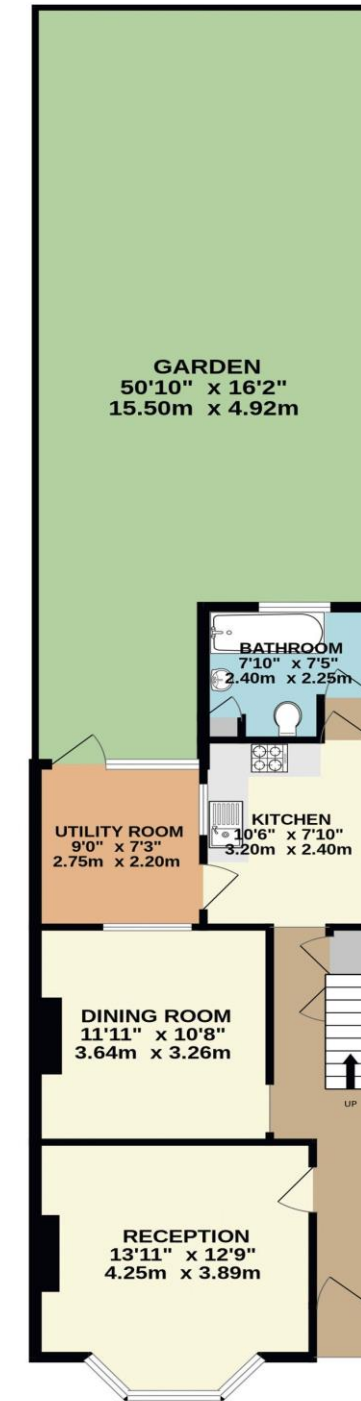
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2/4 Highbridge Street
Waltham Abbey
EN9 1DT



GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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Energy performance certificate (EPC)	
Current energy rating	D
Property type	Mid-terrace house
Total floor area	97 square metres
<p>Rules on letting this property</p> <p>Properties can let if they have an energy rating from A to E.</p> <p>You can read guidance for landlords on the regulations and exemptions.</p> <p>See how to improve this property's energy efficiency.</p>	
<p>Energy rating and score</p> <p>This property's energy rating is D. It has the potential to be B.</p> <p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to E (worst) and a score. The better the rating, the lower your energy bills will likely be.</p> <p>For properties in England and Wales: the average energy rating is D. The average energy score is 50.</p>	

Entrance:
Front door to hall

Hallway:
Access to receptions 1 and 2, kitchen, stairs to first floor

Reception 1: 14' 4" x 13' 6" (4.37m x 4.11m): (into bay)

Reception 2: 11' 9" x 11' 1" (3.58m x 3.38m)

Kitchen: 11' 5" x 7' 9" (3.48m x 2.36m):
Access to lean to and bathroom

Lean To: 9' 2" x 8' 0" (2.79m x 2.44m)

Bathroom: 8' 1" x 7' 8" (2.46m x 2.34m)

First Floor Landing:
Access to bedrooms, loft hatch

Bedroom 1: 17' 4" x 12' 3" (5.28m x 3.73m)

Bedroom 2: 12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom 3: 11' 0" x 7' 9" (3.35m x 2.36m)

Rear Garden:
Gate to rear

Tax Band: C

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