

## ABBEY ROAD EN8

Castles market this mid terrace 1930's three bedroom family home located in this well regarded cul-de-sac. Comprising a modern kitchen and bathroom and boasting a double garage to the rear. Located within easy access to Waltham Cross' overground station with direct link to Tottenham Hale/Liverpool Street and Waltham Cross' town centre.

**£460,000 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

**Reception 1: 13' 1" x 11' 5" (3.98m x 3.48m):**

(Through lounge) opening to reception 2, access to kitchen and conservatory

**Reception 2: 12' 10" x 11' 5" (3.91m x 3.48m)**

**Kitchen: 9' 3" x 5' 11" (2.82m x 1.80m)**

**Conservatory/Lean to: 17' 8" x 8' 4" (5.38m x 2.54m):**

Door to rear garden

**First Floor Landing:**

Access to bedrooms and bathroom, loft hatch

**Bedroom 1: 13' 1" x 11' 7" (3.98m x 3.53m)**

**Bedroom 2: 12' 10" x 11' 0" (3.91m x 3.35m)**

**Bedroom 3: 7' 7" x 6' 8" (2.31m x 2.03m)**

**Bathroom: 6' 4" x 5' 9" (1.93m x 1.75m)**

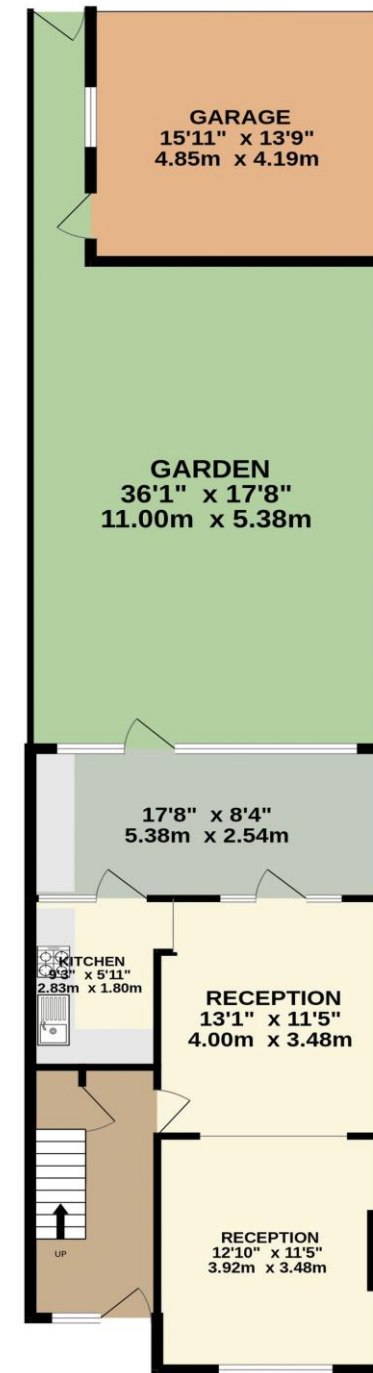
**Rear Garden: 36' 1" x 17' 8" (10.99m x 5.38m)**

**Garage: 15' 11" x 13' 9" (4.85m x 4.19m):** Garage to rear

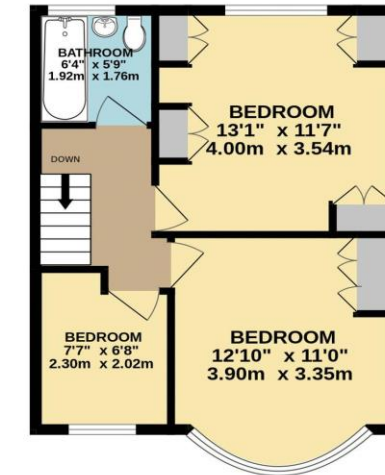
**TAX BAND: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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