

## WOOLLARD STREET EN9

Castles market this two/three bedroom Victorian home. Positioned on this quaint, pedestrianised, cobbled street in the heart of Waltham Abbey's town centre it provides much character throughout. Comprising a reception area, dining area, modern kitchen and an upstairs bathroom. Benefits from a pretty rear garden, with access to a driveway to the rear. Located close to many amenities as well as The Abbey Gardens and is approx 1.5 miles to Waltham Cross' train station.



**£400,000 Freehold**

# Castles

01992 711119

hello@castles.london

castles.london

2/4 Highbridge Street  
Waltham Abbey  
EN9 1DT



**Entrance :**

Front door to reception

**Reception: 15' 1" x 11' 3" (4.59m x 3.43m):**

Opens to diner

**Dining Room: 11' 2" x 10' 8" (3.40m x 3.25m):**

Stairs to first floor, access to kitchen

**Kitchen: 11' 3" x 7' 4" (3.43m x 2.23m):**

Access to garden

**First Floor Landing:**

Access to bedrooms and bathroom

**Bedroom 1: 11' 6" x 9' 9" (3.50m x 2.97m)**

**Bedroom 2: 11' 3" x 7' 2" (3.43m x 2.18m)**

**Bedroom 3: 7' 0" x 5' 9" (2.13m x 1.75m):**

**Bathroom: 5' 8" x 5' 8" (1.73m x 1.73m)**

**Rear Garden:**

Access to rear to off street parking

**Parking:**

Driveway to rear

**rightmove**  
find your happy

**Zoopla**  
Smarter property search

**PrimeLocation**  
Find the home you deserve



**OnTheMarket.com**

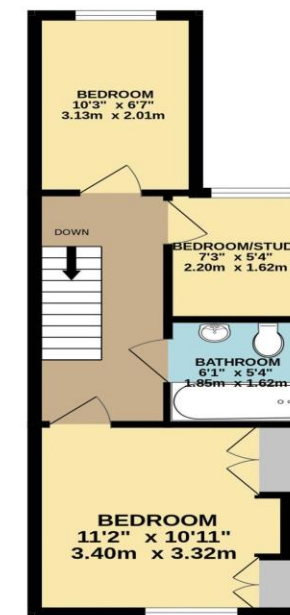
**The Property Ombudsman**

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

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		BB
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.