

JOYCE COURT EN9

Castles market this well presented three bedroom house with a loft room. Positioned with fantastic views over a lake to the rear. It comprises a lounge, large kitchen/diner, upstairs bath/shower room and a rear garden with side access. Located close to town and its many amenities and schools. Benefits from a driveway and en bloc garage. Chain free (subject to terms).

£425,000 Freehold

Castles

01992 711119

hello@castles.london

castles.london

2/4 Highbridge street
Waltham abbey
EN9 1DT



Entrance:

Tunnel access to side; driveway, front door to hall

Hallway:

Access to reception, stairs to first floor

Reception: 16' 9" x 12' 4" (5.10m x 3.76m):

Opens to kitchen/diner

Kitchen/Diner: 16' 7" x 16' 0" (5.05m x 4.87m):

Access to garden

Landing:

Access to bedrooms and bathroom

Bedroom 1: 13' 8" x 12' 6" (4.16m x 3.81m)

narrowing to 7' 9" (2.36m); Stairs to loft room

Bedroom 2: 14' 2" x 9' 5" (4.31m x 2.87m)

Bedroom 3: 10' 4" x 6' 7" (3.15m x 2.01m)

to longest point

Bath/Shower Room: 10' 2" x 6' 5" (3.10m x 1.95m)

Loft Room: 16' 6" x 11' 1" (5.03m x 3.38m):

2 x velux windows

Rear Garden:

Side access to front, lake views

Parking:

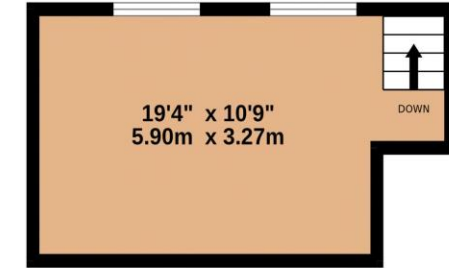
Driveway + en-bloc garage

EPC: C

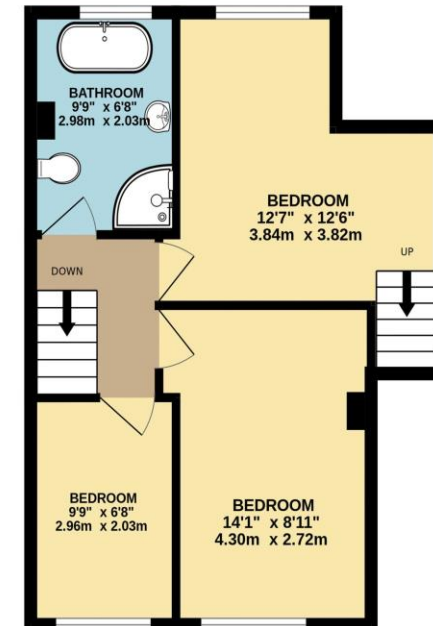
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.1 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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