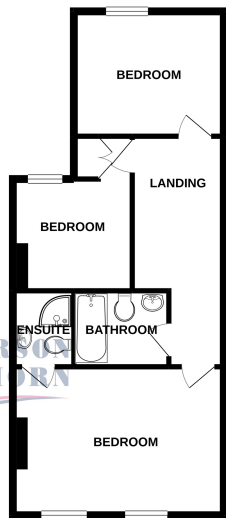
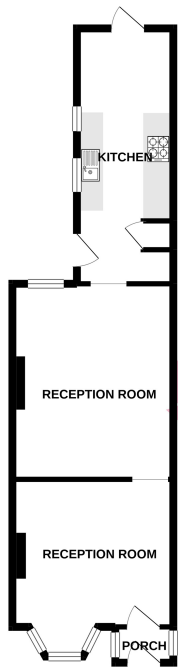


GROUND FLOOR  
472 sq. ft. (43.9 sq. m.) approx.

1ST FLOOR  
543 sq. ft. (50.5 sq. m.) approx.



TOTAL FLOOR AREA: 1015 sq. ft. (94.3 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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	64
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	56	57
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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## Broomstick Hall Road, Waltham Abbey

£375,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- RECENTLY REFURBISHED
- ENSUITE TO MASTER
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN & ADDITIONAL COMMUNAL GARDEN
- CLOSE TO TOWN CENTRE & M25
- IDEAL FIRST TIME BUY



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## GROUND FLOOR

### **Front Entrance**

Via uPVC framed door into storm porch, double glazed windows to both sides, second door is hardwood into:

### **Reception Room One**

3.71m x 3.38m (12' 2" x 11' 1") Double glazed windows to front, feature brick-built fireplace, radiator, hardwood flooring.

### **Reception Room Two**

4.42m x 3.67m (14' 6" x 12' 0") Double glazed windows to rear, radiator, hardwood flooring, stairs to first floor.

### **Kitchen / Diner**

5.83m x 2.22m (19' 2" x 7' 3") Inset spotlights to ceiling, double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hob, space and plumbing for washing machine, integrated dishwasher, space for free standing fridge freezer, tiled splash backs, tile effect vinyl flooring, uPVC rear door opening to rear garden.

## FIRST FLOOR

### **Landing**

Radiator, fitted carpet.



### **Bedroom One**

4.77m x 3.42m (15' 8" x 11' 3") Double glazed sash windows to front, radiator, loft hatch to ceiling, fitted carpet.

### **Ensuite Bathroom**

1.73m x 1.39m (5' 8" x 4' 7") Inset spotlights to ceiling, low level flush WC, hand wash basin, shower cubicle, tiled splash backs, tiled flooring.

### **Bedroom Two**

3.35m x 2.86m (11' 0" x 9' 5") Loft hatch to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.61m x 2.58m (8' 7" x 8' 6") Built in storage cupboard housing boiler, double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.17m x 1.72m (7' 1" x 5' 8") Inset spotlights to ceiling, low level flush WC, hand wash basin, panelled bath with shower attachment, tiled splash backs, chrome hand towel radiator, tiled flooring.



## EXTERIOR

### **Rear Garden**

Approximately 72ft – Mostly laid to lawn with various bush and plant borders, timber shed to rear, additional communal garden area to rear.

### **Front Exterior**

Part hard standing and paved and part laid to lawn.

