

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Crooked Mile, EN9 1QU



**Asking Price £550,000 Freehold**



Kings Group Waltham Abbey presents this 5 BEDROOM SEMI-DETACHED house for sale. With a double-story rear extension, this property includes an entrance porch and hallway, a living room with feature marble fireplace, a dining room, a kitchen with base and eye-level units, roll-top work surfaces, tiled splashbacks, and a downstairs shower room. On the first floor, there are five bedrooms, three of which are doubles, one with ample fitted storage, and a family bathroom.

The rear of the property features a lawned garden with side access, a storage shed, and multiple outbuildings. The front includes a paved garden with astro turf, a garage, and gated parking.

Conveniently located near local shops and amenities, including Lea Valley Park, this family home is within the catchment areas of sought-after schools such as Holy Cross Primary and Hill House Primary. Internal viewing is recommended. Contact Kings now to arrange your viewing!

FREEHOLD  
Council Tax Band D  
EPC Rating TBC

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Good  
Three - Poor  
Vodafone - Average

Broadband (estimated speeds)  
Standard 10 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

**PORCH 4'00 x 3'00**

**ENTRANCE HALL 3'2 x 3'2**

**LIVING ROOM 17'08 x 10'11**

**DINING ROOM 9'08 x 10'06**

**KITCHEN 17'04 x 10'09**

**DOWNSTAIRS W.C 7'06 x 7'02**

**LANDING 12'11 x 8'3**

**BEDROOM 10'04 x 10'07**

**BEDROOM 11'00 x 8'07**

**BEDROOM 8'08 x 7'09**

**BEDROOM 6'01 x 7'00**

**BEDROOM 7'03 x 10'09**

**BATHROOM 6'11 x 7'07**

**OUTBUILDING**

**GARAGE**

**DISCLAIMER**

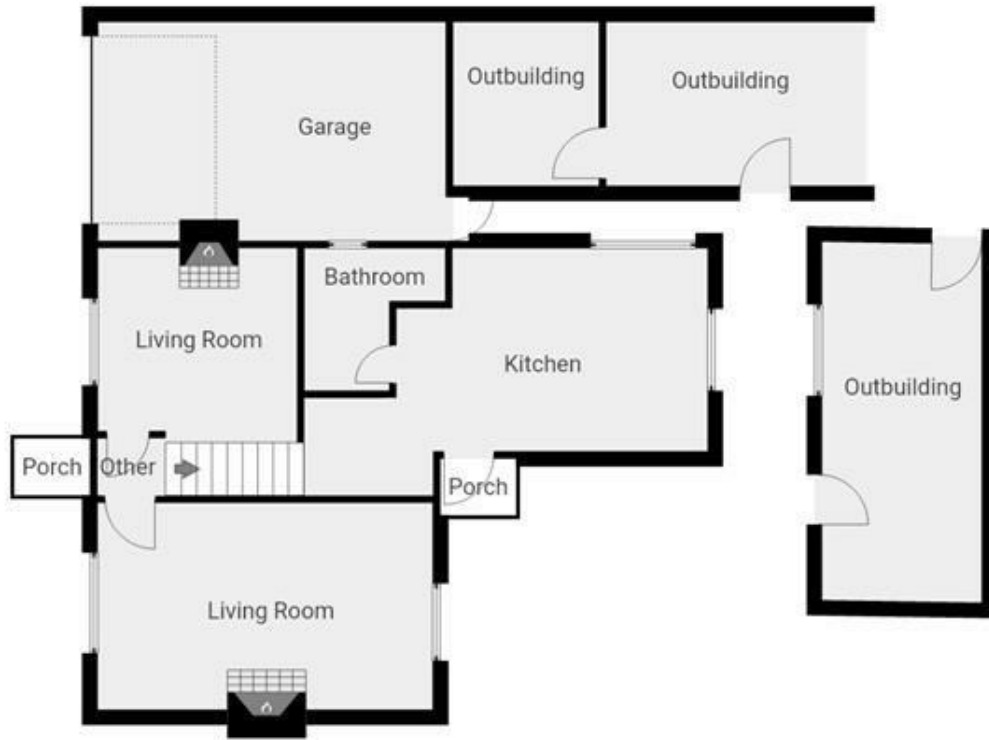
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.



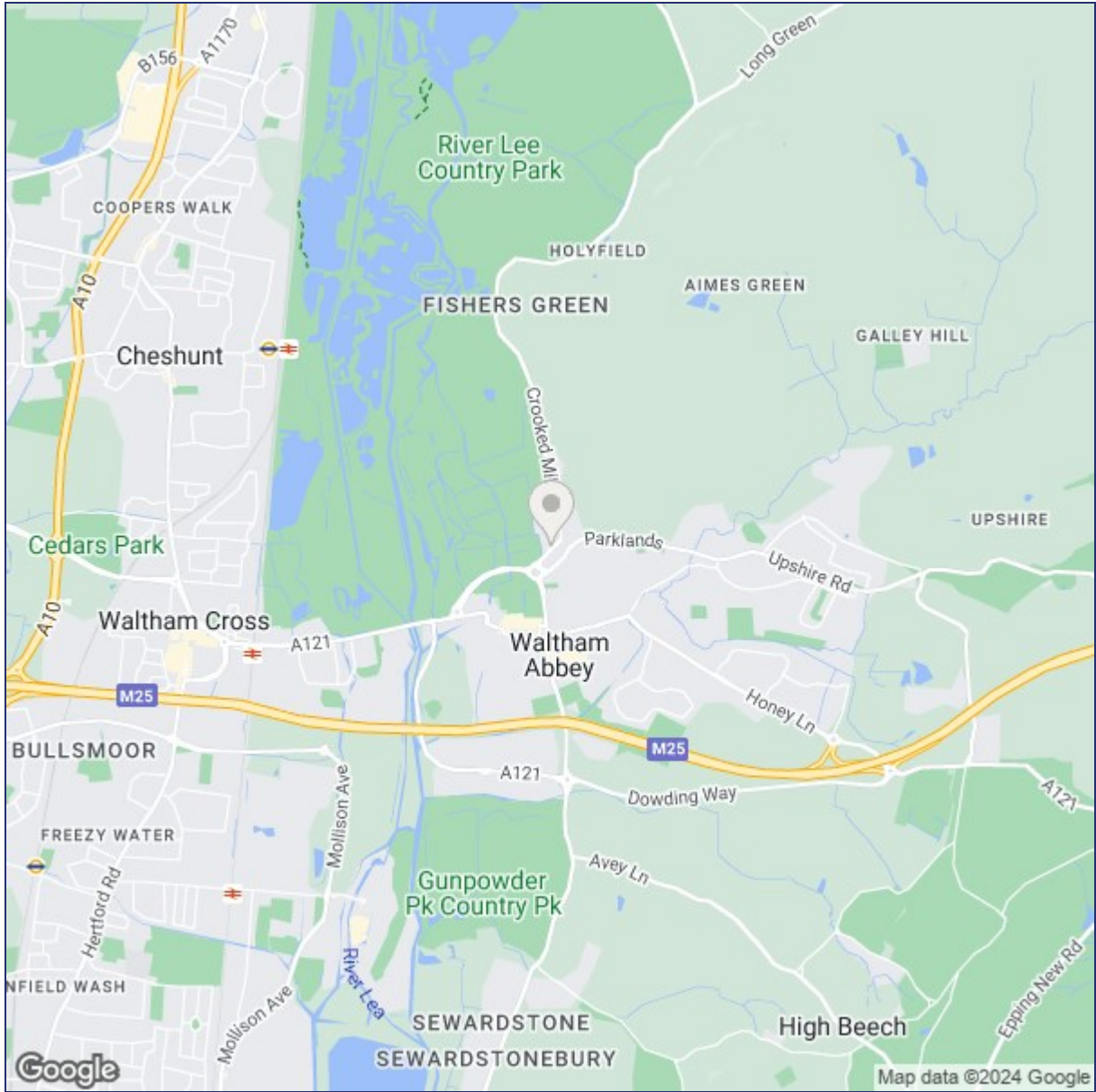
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

