



- SEMI DETACHED HOUSE
- INDEPENDENT ONE BED ANNEXE
- VERY LONG REAR GARDEN
- OFF ROAD PARKING

Crooked Mile, Waltham Abbey, EN9 1PS

Price: Asking Price Of £485,000 Freehold

Town centre semi-detached property with INDEPENDENT ANNEXE . Very long rear garden extending to approx. 130', Parking. In total four bedrooms, two bathrooms, three receptions and two kitchens.



Property Description

Rare opportunity to purchase a freehold property with INDEPENDENT ANNEXE in an excellent location within the heart of our historic Waltham Abbey. The property is set directly opposite the stunning Abbey Gardens with acres of protected orchards and the renowned Abbey church. Additionally the pedestrianised high street is within one minutes walk offering an array of local shopping facilities and a bi-weekly market.

The property itself was traditionally a three bedroom semi-detached and has been sympathetically extended to create an independent annexe. The development has been carried out to ensure that the annexe can remain a split level independent piece or the first floor of the annexe can join the main house to create a potential further two bedrooms.

The main property offers entrance hall with ground floor WC which leads into the bay fronted lounge. There is a ground floor rear extension which extends to approx. 20' and provides a large open plan living/dining/kitchen area.

The first floor has three good size bedrooms and a bathroom. On the landing is a access door to the first floor of the adjacent annexe and therefore this could easily become part of the main accommodation if required.

The annexe is accessed via a personal front entrance





door and provides a modern fitted kitchen, professionally installed wet room and rear lounge which leads onto the conservatory. There is a fixed staircase giving access to the annexe bedroom. The annexe is currently presented with the lounge area as the bedroom and therefore offers flexibility of accommodation to suit any family dynamics.

Another main feature of the property is the extensive rear garden which extends to approx. 130' in depth and is predominately lawned.



MAIN RESIDENCE

ENTRANCE HALL

GUEST CLOAKROOM/WC

BAY FRONTED LOUNGE

13' 4" x 12' 8" (4.06m x 3.86m)

REAR LOUNGE/DINER

20' 3" x 12' 8" > 8' 45" (6.17m x 3.86m) This area narrows at the rear to 8' 4"

KITCHEN AREA

8' 0" x 8' 0" (2.44m x 2.44m)

FIRST FLOOR LANDING

Door to annexe. Doors to bedrooms and bathroom.

BEDROOM ONE

11' 2" x 10' 5" (3.4m x 3.18m)

BEDROOM TWO

11' 7" x 10' 0" (3.53m x 3.05m)

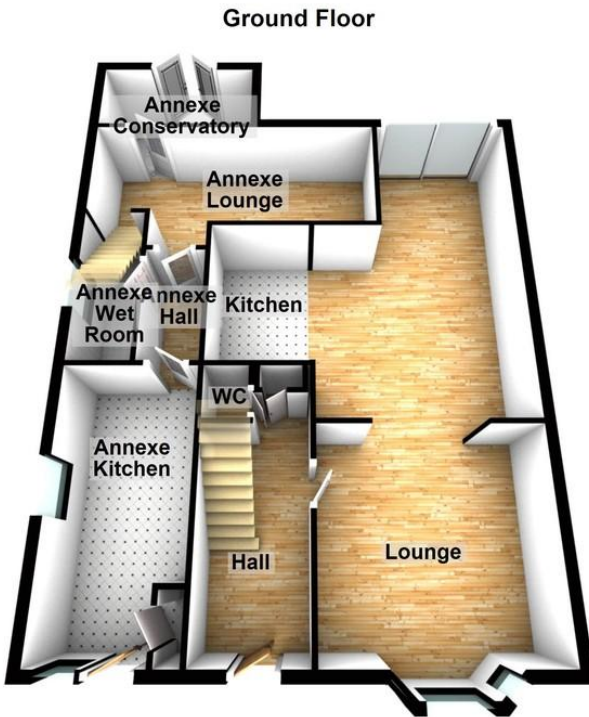
BEDROOM THREE

8' 9" x 8' 4" (2.67m x 2.54m)

BATHROOM

8' 0" x 7' 9" (2.44m x 2.36m)





SEPARATE ANNEXE

KITCHEN

15' 8" x 7' 8" (4.78m x 2.34m)

INNER HALL

10' 0" x 3' 2" (3.05m x 0.97m)

WET ROOM

9' 7" x 3' 8" (2.92m x 1.12m)

REAR RECEPTION/BEDROOM

16' 4" x 12' 2" > 7'4 (4.98m x 3.71m)

CONSERVATORY

10' 3" x 4' 9" (3.12m x 1.45m)

EXTERIOR

130' 0" x 30' 0" (39.62m x 9.14m)

OFF ROAD PARKING

Parking for two cars

EPC TO FOLLOW

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements