



- FABULOUS LOCATION OPPOSITE PROTECTED PARKLAND

- FOUR BEDROOMS PLUS OFFICE

- TWO BATHROOMS

- MODERN OPEN PLAN LIVING

Crooked Mile, Waltham Abbey, EN9 1QN

PRICE: £490,000 FREEHOLD

Good size family home offering four bedrooms plus home office and two bathrooms over three floors. Modern open plan living area with extended replacement kitchen. Off road parking. Walk to the historic town centre and set opposite acres of protected parkland.



Property Description

Situated set back from the main road and directly opposite acres of protected parkland of 'Cornmill Meadows' we are delighted to offer this FOUR DOUBLE BEDROOM semi-detached property with off road parking and rear vehicle access.

'Cornmill Meadows' are acres of parkland on the outskirts of Waltham Abbeys historic town centre and is an attraction to those who enjoy nature and outdoor pursuits including dog walkers and young families.

The property is presented to an excellent standard internally and the ground floor offers a large open plan living space with a luxury newly installed kitchen which has been extended to the rear. The first floor has two double bedrooms and an office along with a modern family bathroom. There is access to the second floor which provides two further double bedrooms and modern shower room.

Externally there is a good size rear garden which is predominantly laid to lawn with rear vehicle access should you wish to re-erect a garage. There is a sizeable front garden which offers easy off road parking.

Other features include full double glazing and gas central heating

Hard wood front entrance door with leaded light glass inserts giving access to:

ENTRANCE HALL

13' 9" x 5' 7" (4.19m x 1.7m) Stairs ascending, under stairs storage housing fuse box and meters, radiator, solid wood flooring, door through to:

THROUGH LOUNGE/CONSERVATORY

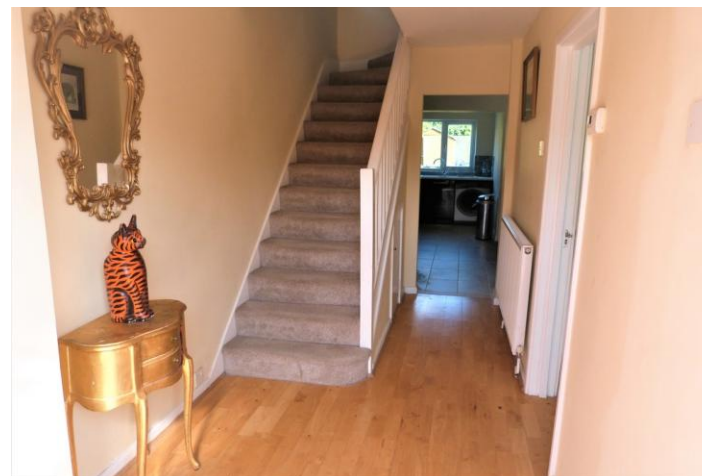
24' 1" x 12' 3" (7.34m x 3.73m) Double glazed window to front aspect. Attractive fire place feature with electric fire and ornate mantle. Coved cornice. Solid wood flooring complimenting the entrance hall. Extends open plan onto dining area which leads onto the conservatory. Open breakfast bar area leads onto the kitchen.

CONSERVATORY

11' 1" x 5' 9" (3.38m x 1.75m) Custom built conservatory with French doors opening onto rear garden

NEWLY INSTALLED KITCHEN

16' 7" x 8' 5" (5.05m x 2.57m) Attractive range of high gloss 'Howden' wall





and base units and breakfast bar. Incorporating one and a half bowl composite sink unit. Electric oven, four ring gas hob with contemporary style extractor fan over. Full briquette style splash back tiling. Plumbing for washing machine, plumbing for washing machine, space for American style up right fridge/freezer and space for tumble dryer. Ceramic tiled floor, contemporary style vertical radiator.

FIRST FLOOR LANDING

Double glazed window to flank wall. Access to second floor landing.

NEWLY INSTALLED BATHROOM

8' 2" x 7' (2.49m x 2.13m) Two frosted double glazed windows to rear aspect. White suite comprising panelled bath with wall mounted mains shower with daisy head and glass shower screen. Vanity unit wash hand basin with units below inset close couple W/C. Ceramic tiled floor and fully tiled marble walls. Contemporary style vertical radiator, coved cornice and xpelair.



MASTER BEDROOM

11' 3" x 10' 2" (3.43m x 3.1m) UP TO WARDROBES Double glazed picture window to front aspect with stunning views over Cornmill Meadows Lea Valley Park, radiator, range of fitted wardrobe cupboards along one wall with mirror fronted sliding doors. Wall mounted TV point, radiator.

BEDROOM TWO

10' 1" x 9' 5" (3.07m x 2.87m) Double glazed window to rear aspect. Radiator, laminate flooring.

BEDROOM FIVE/OFFICE

6' x 5' 6" (1.83m x 1.68m) Double glazed window to front aspect with views over Cornmill Meadows. Radiator



SECOND FLOOR LANDING

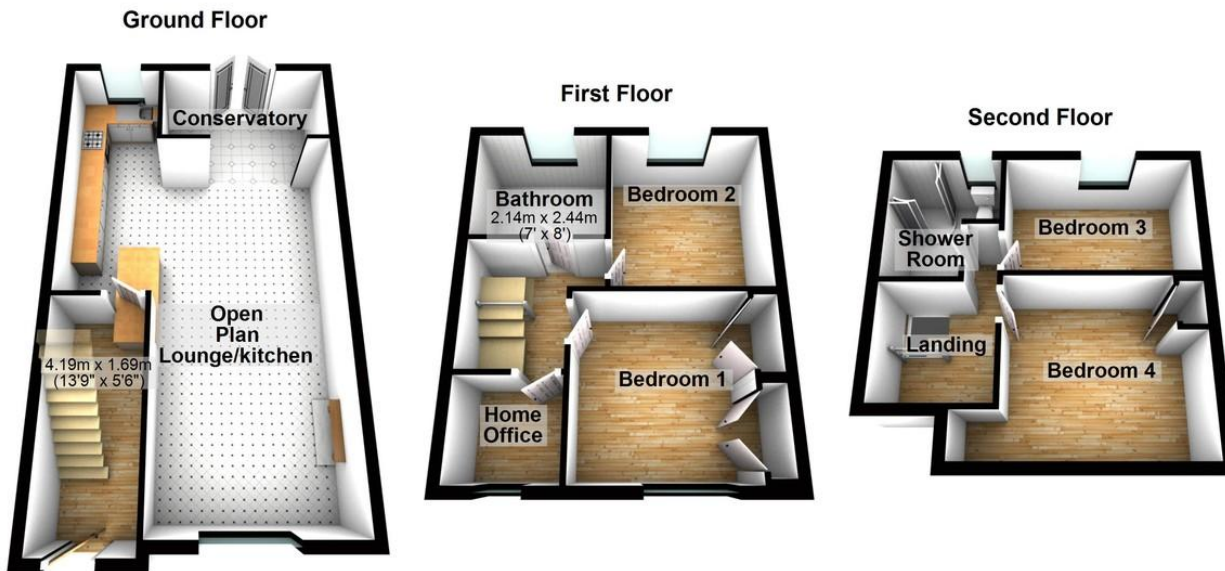
Double glazed window to flank wall.

BEDROOM THREE

10' 7" x 7' 3" (3.23m x 2.21m) Double glazed window to rear aspect. Radiator

BEDROOM FOUR

13' 4" x 9' 9" (4.06m x 2.97m) Velux style window to front aspect with stunning views over Cornmill Meadows. Under eaves storage, radiator and built in wardrobe cupboard.



SHOWER ROOM

7' 6" x 6' 5" (2.29m x 1.96m) Frosted double glazed window to rear aspect. White suite comprising free standing fully tiled shower cubicle with electric shower and glass sliding door. Vanity wash hand basin inset to units, low flush WC, ceramic tiled floor, fully tiled walls and xpelair.

EXTERIOR

FRONT GARDEN

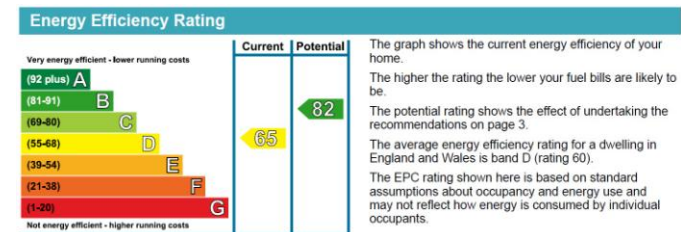
Good frontage offering off road parking for two/three vehicles, predominately laid to shingle. Giving access to highway.

REAR GARDEN

Extends to approximately 50' in length and is predominately laid to lawn. Rear vehicle service road.

POTENTIAL FOR GARAGE

Vehicular access via rear service road. Historically there was a garage in the rear garden which has been removed in recent years.



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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