



Shepherds
Property Sales & Lettings

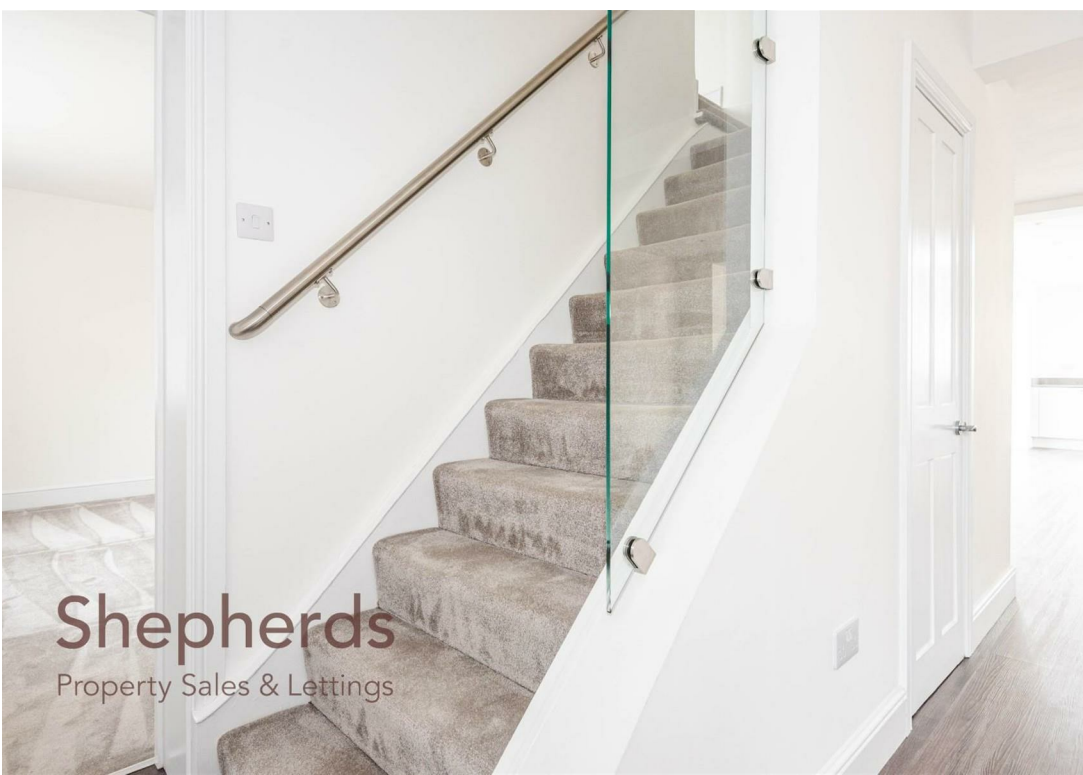


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Crooked Mile | Waltham Abbey | EN9 2ES | £675,000



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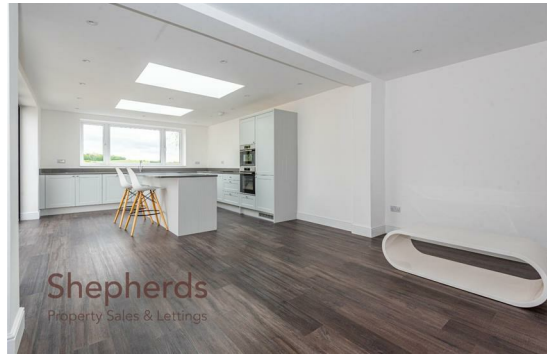
Nestled along the charming Crooked Mile in Waltham Abbey, this stunning semi-detached house offers a perfect blend of modern living and picturesque surroundings. Spanning an impressive 1,403 square feet, this fully refurbished and extended residence boasts three spacious double bedrooms and a fourth large single bedroom, three well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by a welcoming atmosphere that flows seamlessly through the three reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the bespoke kitchen/breakfast room, featuring a central island, high-quality Bosch appliances, and bi-fold doors that open onto a beautifully landscaped patio area, perfect for al fresco dining and enjoying the serene views of the Lea Valley parks.

The property is thoughtfully designed with convenience in mind, including a utility room and a ground floor shower room, alongside an ensuite in the master bedroom for added privacy. The exterior of the home is equally impressive, with a driveway that accommodates up to three vehicles and a garden that enhances the overall appeal of this delightful residence backing onto the open fields to the rear.

Situated just 2.2 miles from the nearest train station at waltham Cross, this home offers the perfect balance of rural tranquillity and accessibility to urban amenities. With its chain-free status, this property is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this exquisite house your new home. To the left of the property there is planning for 2 pairs of semi-detached houses to be built.

The property benefits from mains drainage, electricity, gas central heating and water. The property benefits from quality UPVC double glazing.



- Modernised Semi Detached House
- 3 Bathrooms
- Stunning Kitchen /Breakfast Room
- Under Floor Heating
- Backing on to Fields
- 4 Bedrooms
- 3 Reception Areas
- Utility Room
- Off Street Parking
- Chain Free



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



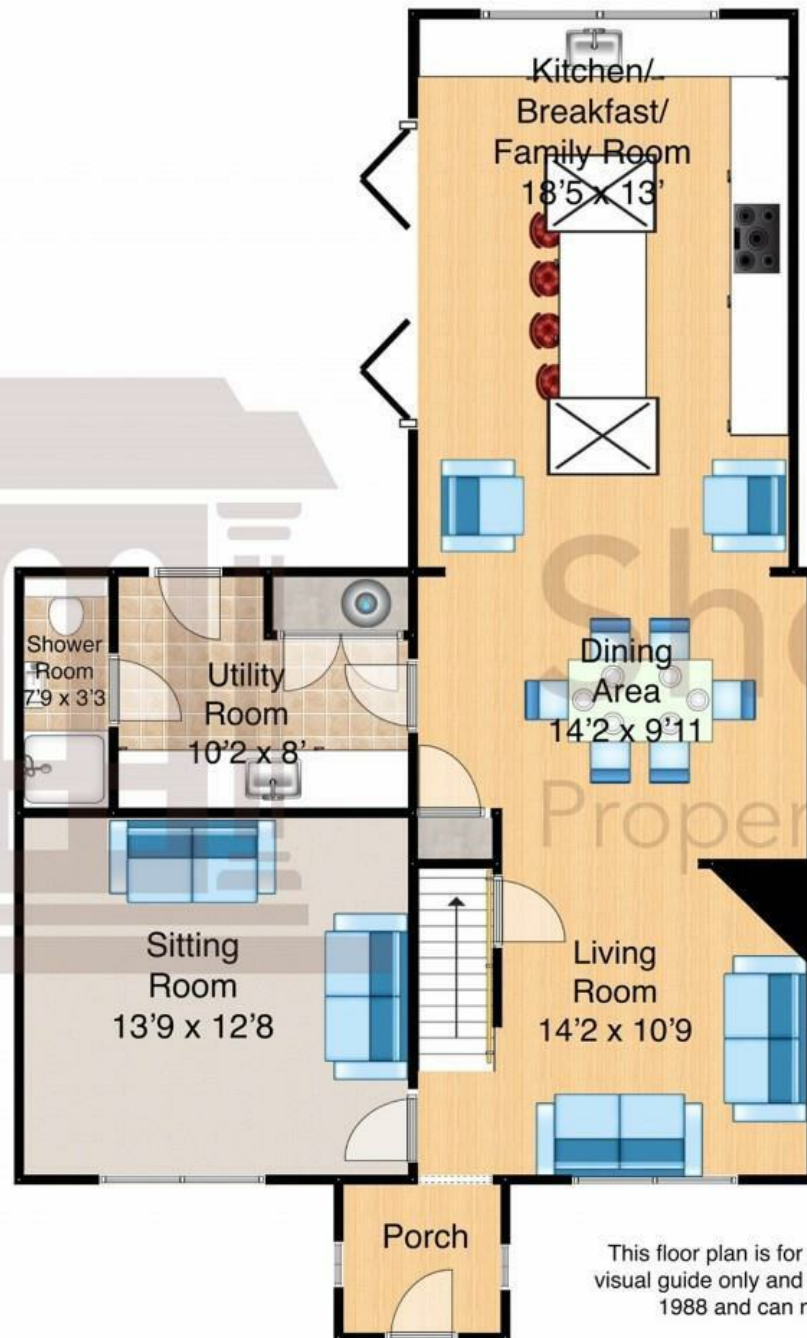
Tenure :
Council:
Tax Band:

Freehold
Epping Forest
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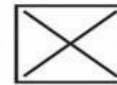




Entrance Door	Bedroom One
Entrance Porch	11'2 x 10'2
Sitting Room	En-Suite Shower Room
13'9 x 12'8	Bedroom Two
Living Room	13'6 x 9'2
14'2 x 10'9	Bathroom
Dining Area	8' x 6'8
14'2 x 9'11	Bedroom Three
Kitchen/Breakfast Family Room	14'2 x 9'2
18'5 x 13'	Bedroom Four
Utility Room	11'6 x 7'1
10'2 x 8'	Exterior
Shower Room	Front Driveway
7'9 x 3'3	Rear Garden
landing	

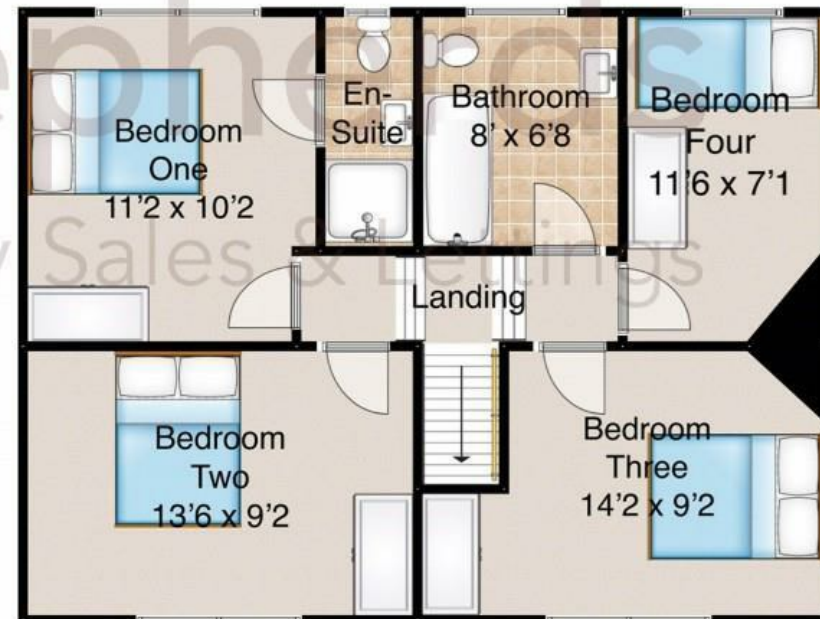


Cooked Mile
Waltham Abbey



Denotes lantern windows

Approximate total Square Feet
1403



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract.. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



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