



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Crooked Mile, Waltham Abbey, EN9 1QN

PRICE: £395,000 FREEHOLD

Being offered CHAIN FREE an opportunity to purchase this three bedroom semi detached residence being within walking distance of the town centre and opposite Lea Valley Regional Park. The property benefits from a conservatory and garage to rear, and would make a suitable first time purchase.



Property Description

Situated and set back from the main road and directly opposite acres of protected parkland of 'Cornmill Meadows' we are delighted to offer this semi-detached property with 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 town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market is within walking distance .

The picturesque Abbey Gardens is also close by for those recreational pursuits.

Junction 26 of the M25 motorway is within easy access, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The property would make a suitable family home and is being offered CHAIN FREE.

Accommodation to the ground floor comprises an entrance porch, leading to the hallway, with stairs leading to the first floor landing and providing access to the lounge diner and kitchen.

The dual aspect lounge/diner is light and airy with patio doors leading to the conservatory.

The kitchen has a range of fitted wall and base units with





contrasting work surfaces and provides access to the conservatory which has base units with plumbing for a washing machine, and providing access to the rear garden.

Accommodation to the first floor comprises three bedrooms, bathroom and separate WC.

Bedrooms one and three overlook the front and enjoy views over Cornmill Meadows, with fitted wardrobes to bedroom one, bedroom two overlooks the rear aspect.

A bathroom with separate WC complete this level.



The rear garden comprises decorative shingle and paved patio with flower and shrub borders, side and rear pedestrian access, personal door to garage having up and over door, approached via rear service road.

ACCOMMODATION IN GENERAL COMPRISES

PORCH

7' 1" x 2' 4" (2.16m x 0.71m)

HALLWAY

12' 3" x 5' 9" (3.73m x 1.75m)

LOUNGE/DINER

24' 1 Max" x 12' 3 Max" (7.34m x 3.73m)

KITCHEN

10' 8" x 7' 6" (3.25m x 2.29m)

CONSERVATORY

16' 2" x 6' 8" (4.93m x 2.03m)

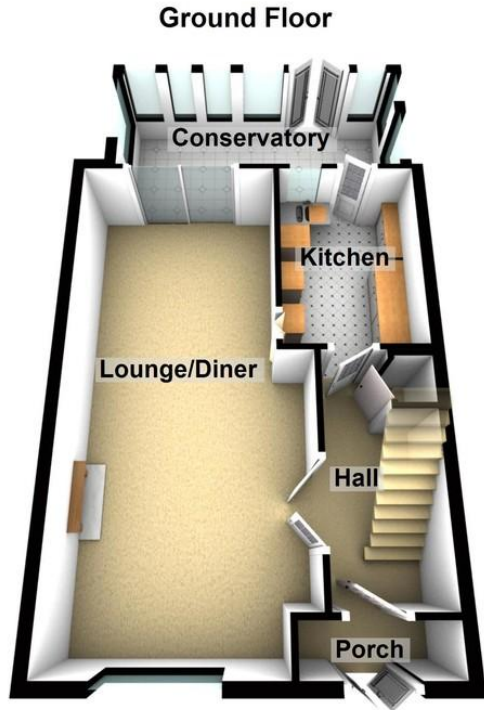
LANDING

BEDROOM ONE

11' 3" x 10' 00" (3.43m x 3.05m)

BEDROOM TWO





10' 2" x 9' 5" (3.1m x 2.87m)

BEDROOM THREE

7' 11" x 6' 1" (2.41m x 1.85m)

BATHROOM

7' 2" x 6' 00" (2.18m x 1.83m)

SEPERATE WC

7' 2" x 6' 00" (2.18m x 1.83m)

REAR GARDEN

GARAGE TO REAR

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - OVO

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - OVO

Broadband - Property is vacant (Various providers available)

Mobile Signal and Coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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