



Crooked Mile, EN9 1QR
Waltham Abbey





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GUIDE PRICE - £450,000 - £475,000

Kings Group Waltham Abbey presents this three-bedroom semi-detached property to the market. This home offers a fantastic opportunity for those looking for a project with potential to create your dream space.

??The ground floor comprises an entrance porch and hallway, a spacious through lounge, a kitchen fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks, and a conservatory.

??On the first floor, you'll find two double bedrooms, a single bedroom, and a family bathroom.

??Externally, the property features a partially paved and laid-to-lawn garden at the rear, complete with side access to the garage. To the front, there is off-street parking. Other features include double glazing and gas central heating.

??Situated on the ever-sought-after Crooked Mile, this home is just a 5-minute walk to Waltham Abbey Town Centre, with its charming pedestrianised high street and an array of amenities. Additionally, it's only a 10-minute drive to Waltham Cross British Rail Station and the M25, making it ideal for commuters.

??This property is perfect for a big or growing family and offers significant potential to extend further, subject to planning permission. With its project-ready condition, it's an opportunity not to be missed!

Call Kings on ??01992 652 006 to arrange your viewing and avoid disappointment.

FREEHOLD
Council Tax Band E
EPC Rating TBC

Coverage

Guide Price £450,000



- CHAIN FREE
- 3 BEDROOMS
- OFF STREET PARKING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING E

- SEMI-DETACHED
- THROUGH LOUNGE
- GARAGE
- COUNCIL TAX BAND E

PORCH

HALL

LIVING ROOM 23'06 x 10'10 (7.16m x 3.30m)

KITCHEN 14'00 x 7'01 (4.27m x 2.16m)

LANDING

BEDROOM 11'05 x 10'08 (3.48m x 3.25m)

BEDROOM 11'08 x 10'09 (3.56m x 3.28m)

BEDROOM 7'06 x 6'04 (2.29m x 1.93m)

BATHROOM 6'08 x 6'04 (2.03m x 1.93m)

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.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





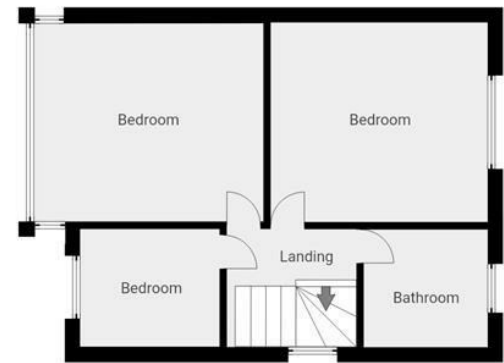
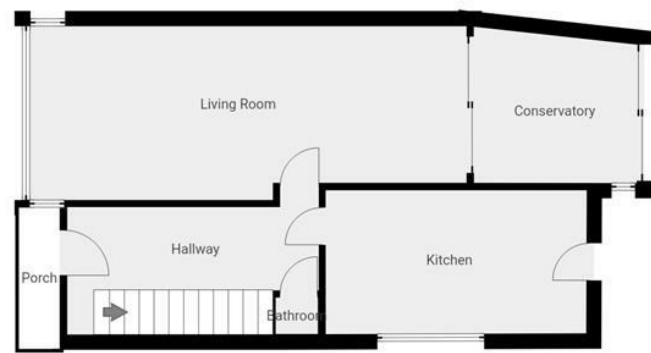
Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive

2002/91/EC



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. Note: These details are correct at time of going to press.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

