



5 Crooked Way, Nazeing, Waltham Abbey, EN9 2LE
Guide Price £895,000



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Located in the sought-after village of Nazeing, this beautifully presented and exceptionally spacious four-bedroom detached family home offers a perfect blend of character, comfort, and modern convenience. Boasting Mock Tudor-style architecture, the property provides versatile living spaces and is ideal for families seeking both style and practicality.

You are welcomed by a bright and inviting entrance hall, leading to a convenient cloakroom and a charming breakfast room, a perfect space for casual dining. The home features two generous lounge areas, with the main living room opening directly onto the private rear garden. The well appointed kitchen offers ample workspace and modern appliances and further access to the garden, while a spacious utility room provides additional storage.

Upstairs, a large landing leads to four well-proportioned bedrooms, benefiting from built in wardrobes. The master suite enjoys its own private en-suite bathroom, while the main family bathroom features a luxurious freestanding bath, ideal for unwinding!

Externally, the property sits on an impressive plot, with a beautifully maintained front lawn and a large driveway providing ample parking for multiple vehicles, along with a single garage for additional convenience. The rear garden is a peaceful and private, ideal for entertaining or enjoying quiet moments outdoors. A standout feature of this home is the self-contained annexe, offering fantastic flexibility it can be used for extended family accommodation, a private home office, a creative studio, or a personal gym.

Conveniently located just 1.5 miles from Broxbourne train station, this home offers direct links to Tottenham Hale and London Liverpool Street, making it ideal for commuters. Additionally, it is within 2 miles of highly rated primary and secondary schools, ensuring excellent educational options for families.

Please contact Lanes Estate Agents for an early viewing of this impressive family home



Ground Floor

Entrance Hall

Breakfast Room 10'2 x 8'10 (3.10m x 2.69m)

Snug / Lounge Two 13 x 11'2 (3.96m x 3.40m)

Kitchen 14'9 max x 7'10 (4.50m max x 2.39m)

Utility Area 14'6 x 4'6 (4.42m x 1.37m)

Lounge Area 17'3 x 12'3 (5.26m x 3.73m)

First Floor

Master Bedroom

17'9 max x 17'3 max (5.41m max x 5.26m max)

En-Suite

Landing

Bedroom Two 17'3 x 11'3 (5.26m x 3.43m)

Bedroom Three 11'9 x 9'10 (3.58m x 3.00m)

Bedroom Four 11'9 x 6'9 (3.58m x 2.06m)

Family Bathroom

Outside

Front Garden and Driveway

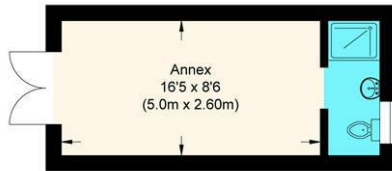
Garage 19'11 x 8'2 (6.07m x 2.49m)

Rear Garden

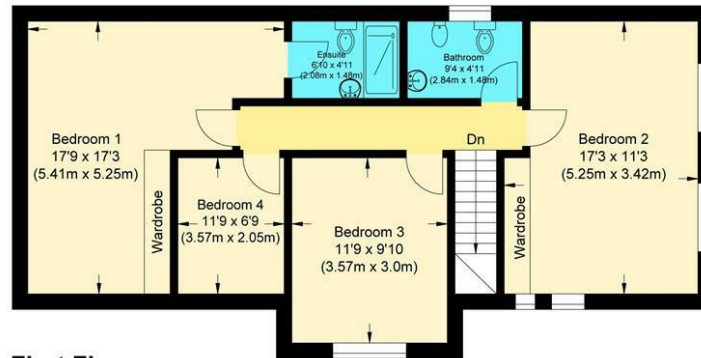
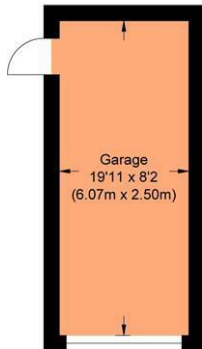
Annex 16'5 x 8'6 (5.00m x 2.59m)



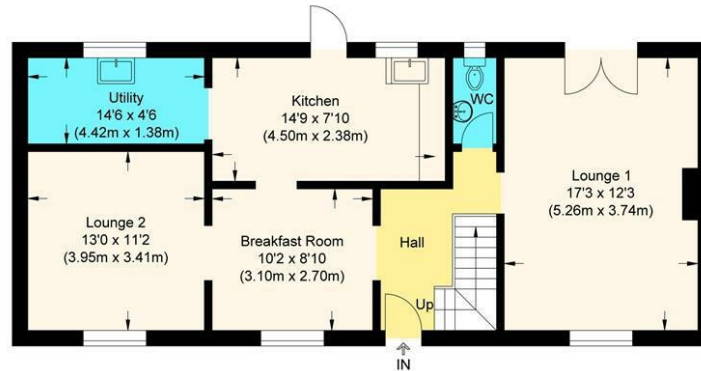




Annex



First Floor



Ground Floor

Crooked Way Nazeing, EN9 2LE

Approximate Gross Internal Floor Area : 139.0 sq m / 1496.18 sq ft

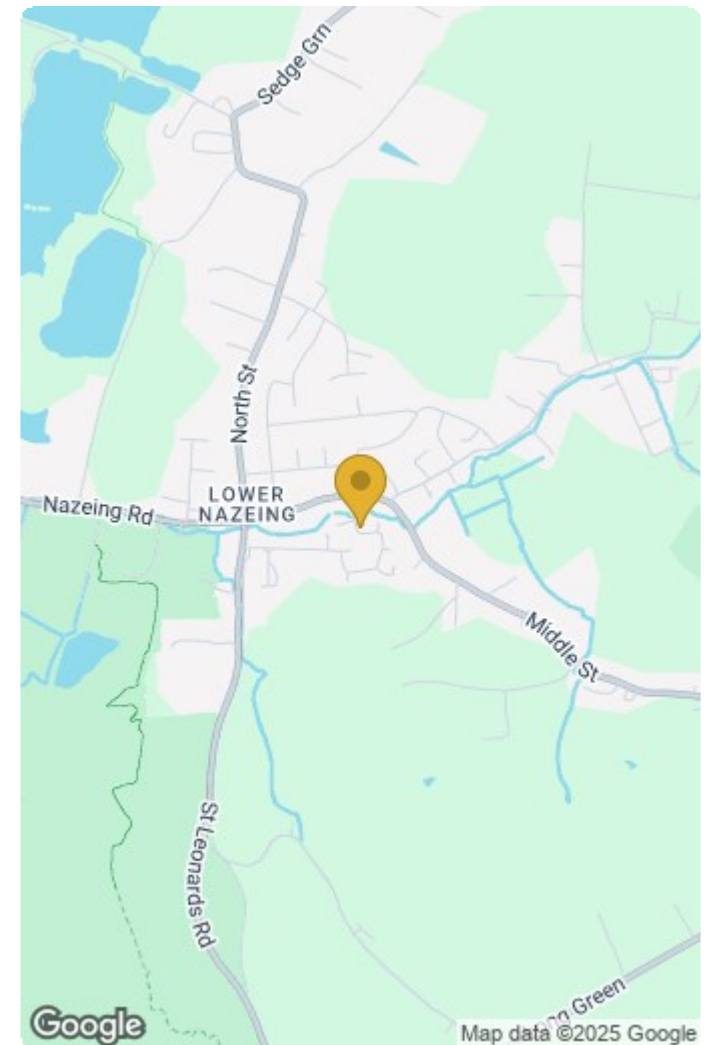
Annex Area : 16.0 sq m / 172.22 sq ft

Garage Area : 15.20 sq m / 163.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

