

CROOKED MILE EN9

Castles present this stunning, fully refurbished and extended, chain free four double bedroom semi detached residence. Positioned on this country road amongst the Lea Valley parks but only one and half miles to the nearest train station. Benefits from picturesque, panoramic views, a driveway and landscaped garden. Internally you will find a bespoke kitchen with centre island, Bosch appliances and bi folding doors to the patio area, a dining area, two reception rooms, utility room and three bath/shower rooms including one on the ground floor and one being an ensuite.



£750,000 Freehold

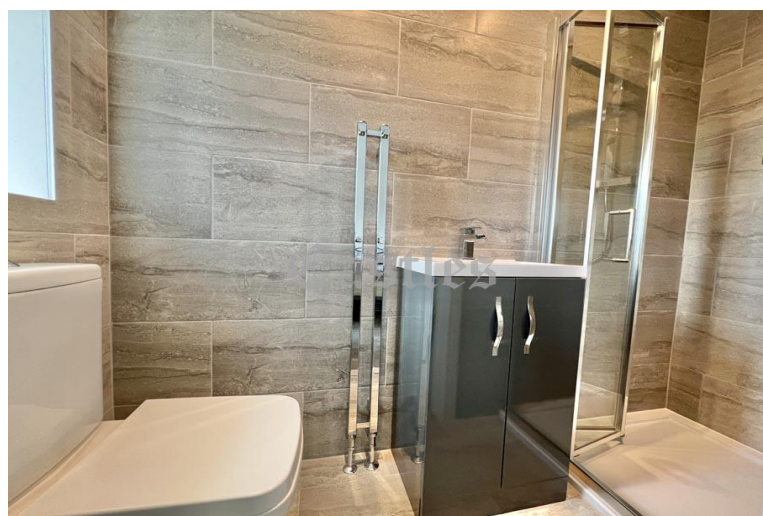
Castles

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Entrance :

Driveway, side access to rear, front door to porch, access to Reception two.

Reception 1: 13' 0" x 14' 3" (3.96m x 4.34m)

Reception 2: 14' 5" x 11' 2" (4.39m x 3.40m):

narrowing to 11' 7 (3.53m) Stairs to first floor, opens to dining area

Dining Area: 14' 3" x 8' 2" (4.34m x 2.49m):

narrowing to 11'7 (3.53m): Opens to kitchen, access to utility room

Kitchen: 19' 0" x 12' 9" (5.79m x 3.88m):

Bi folding doors to garden, 2 x sky lighters, down draft induction hob, Bosch appliances, centre island

Utility Room: 11' 0" x 8' 3" (3.35m x 2.51m):

narrowing to 6' 1 (1.85m); access to shower room, access to garden

Ground Floor Shower room: 8' 3" x 4' 2" (2.51m x 1.27m)

Bedroom 1: 11' 1" x 10' 3" (3.38m x 3.12m):

Access to en suite shower: (7'7 x 3'9)

Bedroom 2: 13' 2" x 9' 8" (4.01m x 2.94m)

Bedroom 3: 14' 0" x 9' 9" (4.26m x 2.97m)

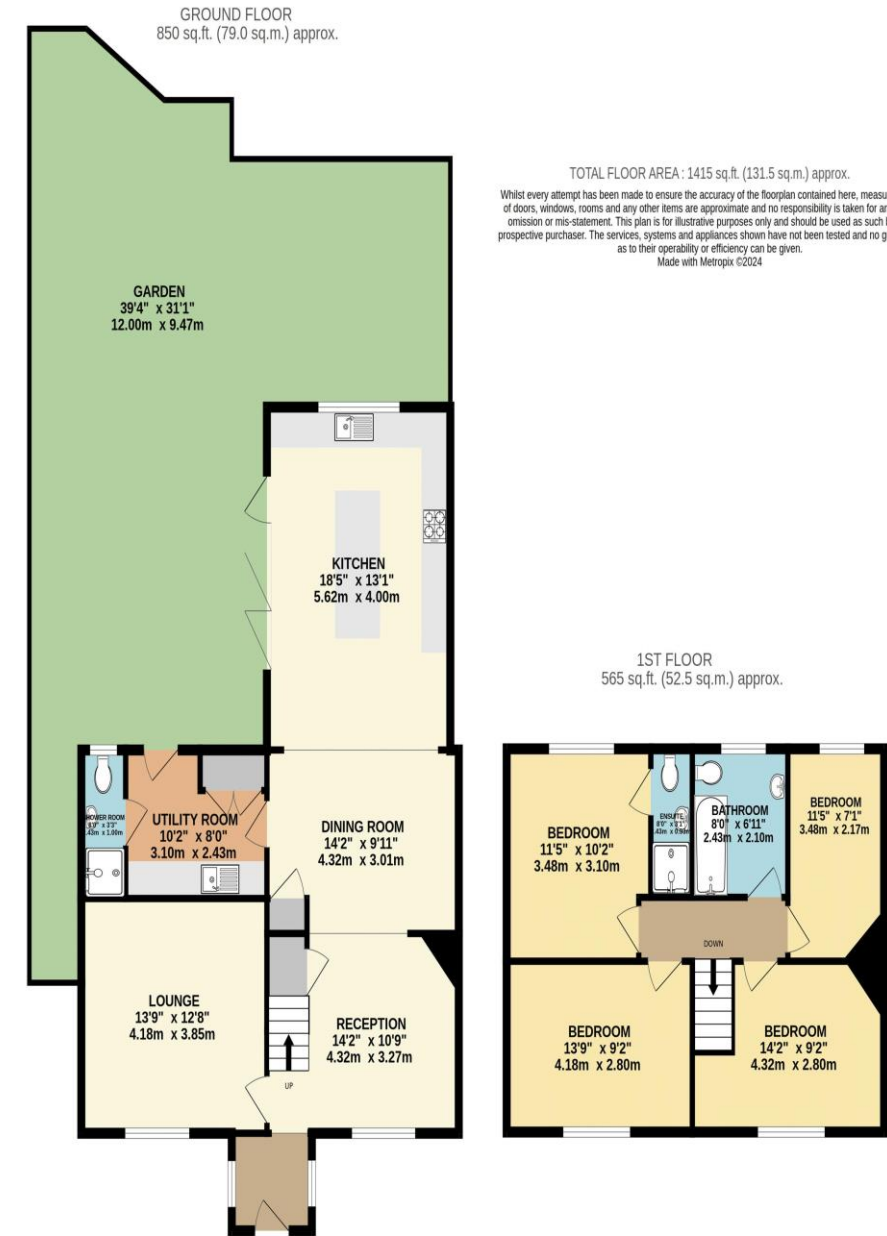
narrowing to 11' 5 (3.48m); Feature fireplace

Bedroom 4: 11' 5" x 7' 1" (3.48m x 2.16m)

Bathroom: 8' 8" x 6' 8" (2.64m x 2.03m)

Rear Garden:

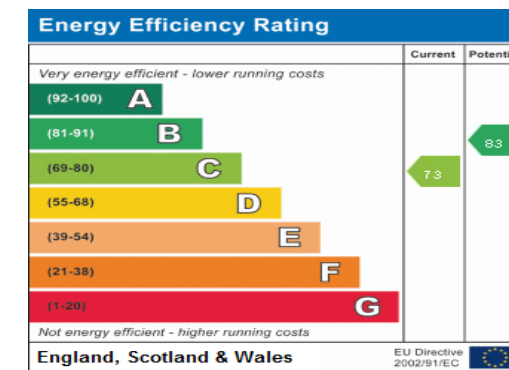
Side access, paved, decked and shingle areas



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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