

- DETACHED RESIDENCE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER

Monkswood Avenue, Waltham Abbey, EN9 1LD

PRICE: £625,000 FREEHOLD

DETACHED PROPERTY offering three DOUBLE bedrooms situated within this prime location within easy access of the historic town centre and local amenities. Good size lounge, fitted kitchen/diner, study, ground floor WC. GARAGE and drive for two vehicles. Internal viewing recommended.



Property Description

Attractive detached property located in this highly desirable location within a five minute walk of the historic town centre and acres of protected parkland within the Abbey Gardens. There are local schools for all ages and the M25 intersection for access to the A10/M11 is within a few minutes' drive. Train services are available in the adjacent towns of Epping, Loughton and Waltham Cross.

This particular property is set on a good size plot with a fully enclosed private rear garden and off road parking to the front aspect granting access to the attached garage. There may be potential to extend to the side aspect subject to the usual planning consents.

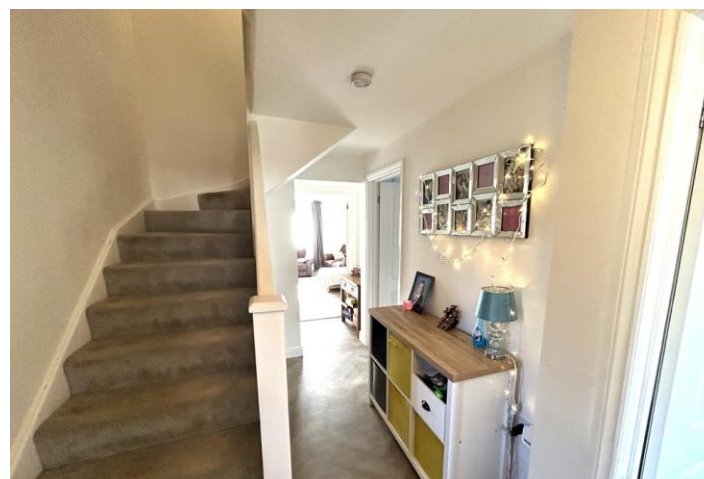
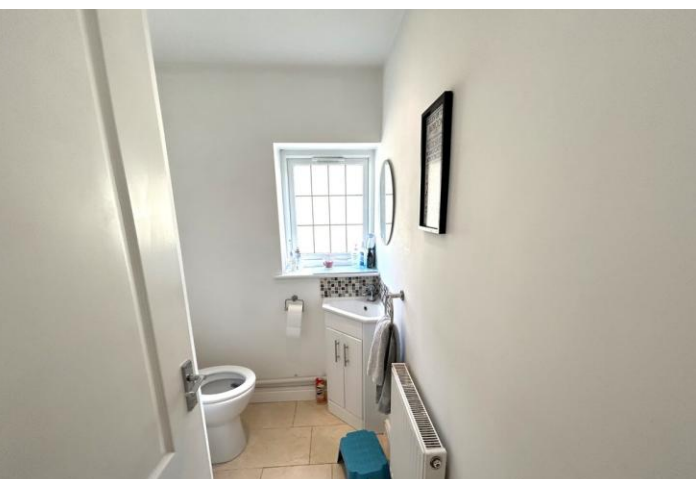
The accommodation is well planned and offers features that are highly desirable in today's market with a work from home office and ground floor guest WC.

In brief the ground floor offers a good size entrance hall which provides direct access to the both the ground floor and first floor accommodation. There is a useful guest cloakroom/wc and the study offers a good work from home space and measures a generous 8'4 X 6'2.

The large lounge over-looks the front of the property whilst the kitchen diner occupies the full width of the rear of the house and gives direct access to the rear garden. The kitchen diner is fitted with a full range of solid wood Magnet wall and base units and there remains ample space for a full size table and chairs.

The first floor is well balanced with three double bedrooms which are supported by the four piece bathroom suite with both a bath and independent shower.





Externally there is a secluded rear garden with a large patio area with the remainder being predominately laid to lawn. The front provides off road parking and grants access to the attached garage.

Detached properties in this location and price range are rarely available and therefore early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMRPISES:

ENTRANCE HALL

16' 3" x 6' 11" (4.95m x 2.11m)

LOUNGE

17' 0" x 15' 10" (5.18m x 4.83m)

KITCHEN

17' 0" x 14' 4" (5.18m x 4.37m)

STUDY

8' 4" x 6' 2" (2.54m x 1.88m) With walk-in cupboard - measurements of 5'3 x 3'0

CLOAKROOM / WC

6' 2" x 4' 6" (1.88m x 1.37m) Reducing from 4'6 to 2'11

FIRST FLOOR LANDING

17' 9" x 10' 3" (5.41m x 3.12m) Maximum measurements

BEDROOM ONE

13' 6" x 13' 2" (4.11m x 4.01m)

BEDROOM TWO

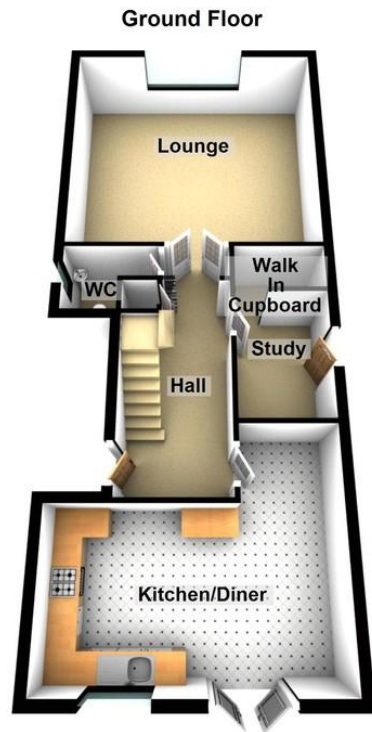
10' 1" x 8' 5" (3.07m x 2.57m)

BEDROOM THREE

13' 7" x 10' 7" (4.14m x 3.23m) Maximum measurements

BATHROOM

10' 0" x 5' 5" (3.05m x 1.65m)



EXTERIOR
FRONT GARDEN
REAR GARDEN
ATTACHED GARAGE

CHARGES AND TENURE

Freehold title
 Council tax band E within Epping Forest

UTILITIES

Gas and Electric mains supply
 Water and sewerage - Thames Water
 Broadband - Virgin currently supplies
 Mobile signal and coverage - Vendor advised all major providers available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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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