



Monkwood Avenue, Waltham Abbey, Essex

  
**Reynolds Salter**  
Estate Agents









An Attractive Three Bedroom Family Home, ideally located in one of Waltham Abbays most highly regarded residential locations, just a short walk from the town centre. This delightful home offers well presented accommodation approaching 1100sq ft, but also offers potential for conversion or extension (subject to planning). The rear garden is beautifully presented and low maintenance, being part paved patio/bbq and seating area with steps leading up to an astro turf lawn surrounded by various small trees, bushes, plants and shrubs with a greenhouse and garden shed at the rear. The front exterior is approached via a hard standing driveway which provides off road parking for numerous vehicles. Monkswood Avenue is one of Waltham Abbays most highly sought after residential locations, just a short walk from the historic town centre, with its abundance of shops, cafes, bars and restaurants, also conveniently located for various local schools, and a number of Road and Rail links into Central London.

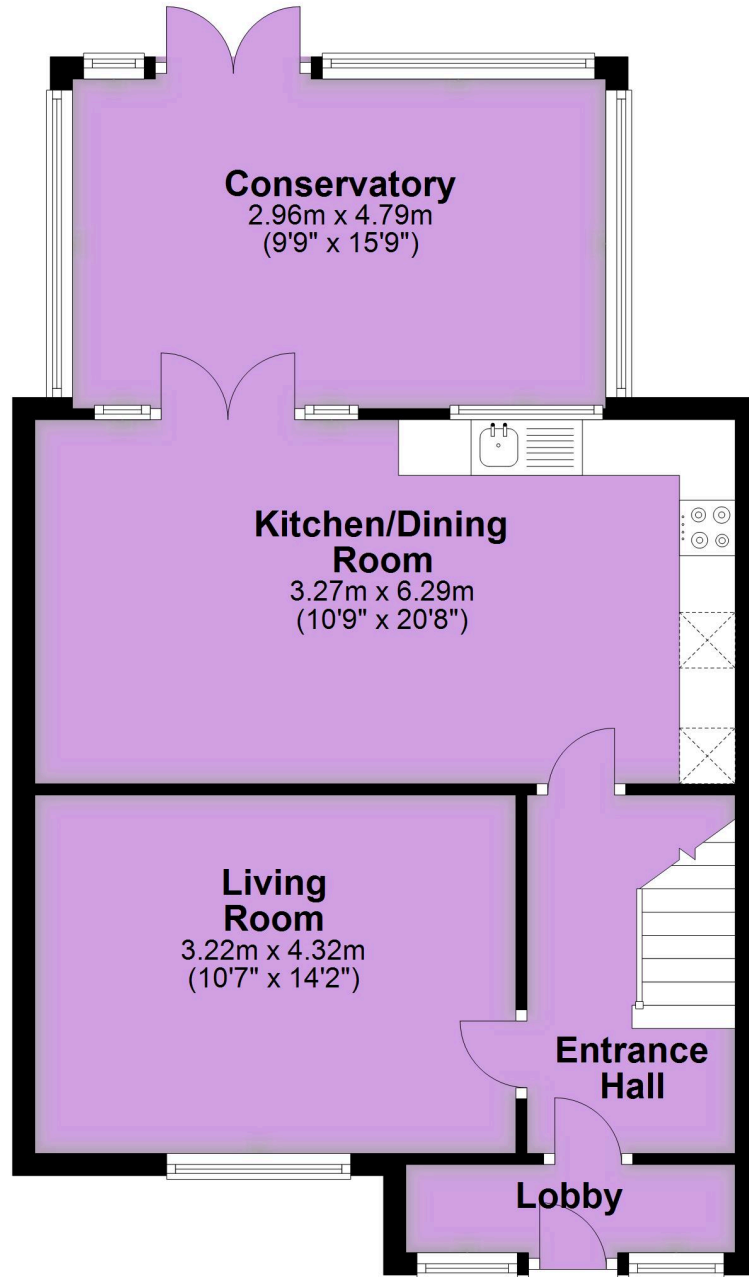
- **Three Bedroom Family Home**
- **Highly Regarded Location**
- **Well Presented Accommodation**
- **Low Maintenance Rear Garden**
- **Close To Town Centre**
- **Chain Free**

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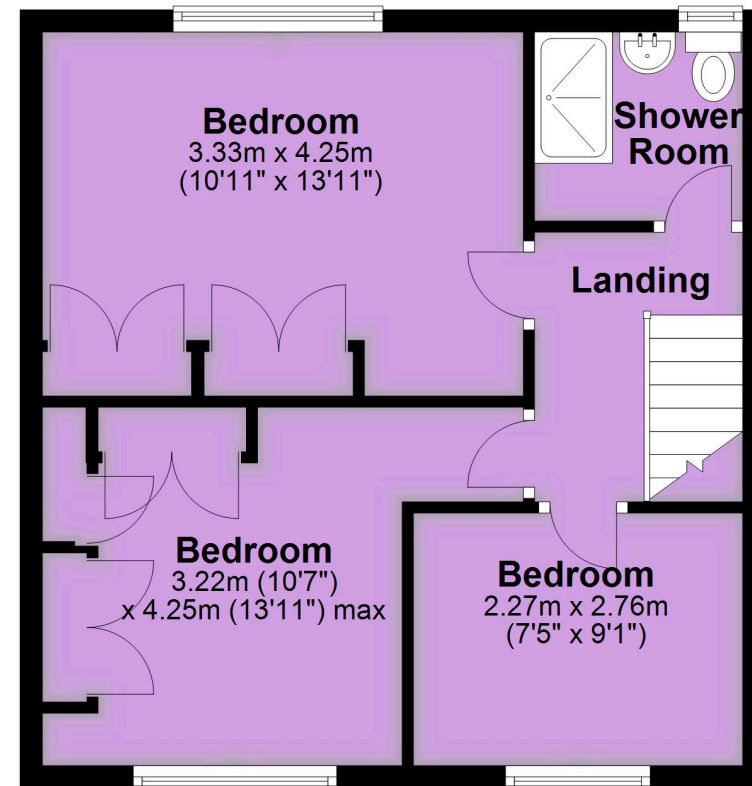
## Ground Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



### Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.