



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



Montalt Road, IG8

Approximate Gross Internal Area : 142.80 sq m / 1537.08 sq ft (Including/Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.



69 Montalt Road, Woodford Green, IG8 9RS

£950,000

- 3 bedroom semi detached
- Garage and off street parking
- EV charger
- Ground floor shower room
- Popular road
- Panoramic views
- Backing onto Highams Park Field
- Beautiful southwest facing landscaped rear garden
- Close to station and schools
- Planning permission passed to extend

69 Montalt Road, Woodford Green IG8 9RS

This stunning 3 bedroom semi detached family house is located on the ever popular Montalt Road. The property is in immaculate condition throughout and offers panoramic views and direct access to Highams Park Fields. Offers a beautiful landscaped rear garden, off street parking and garage.



Council Tax Band: F



Ticking all the boxes for stunning family living is this large 3-bedroom semi-detached house. The property is located on one of Woodford Green's premier roads, Montalt Road and is in easy reach of both Highams Park Overground Station and Woodford Central Line Station. The property is within the catchment area of many popular schools, as well as being close to Highams Park amenities, Woodford High Road, Epping Forest and local shops.

The property is set back on a wide plot and offers direct access from the rear to Highams Park Field and Lake. It offers many desirable features; one which really stands out is the panoramic views from the rear aspect over Highams Park and the London skyline. The beautifully landscaped 120 foot southwest facing garden is also a real draw. This eye-catching house has been well maintained by its current owners and is in good condition throughout whilst offering spacious accommodation for the whole family. The property has the added benefit of having planning permission granted to extend the first floor, resulting in a large 4 double bedroom house with en-suite master.

This light-flooded 1930's property currently offers a large reception hall, 2 reception rooms, fitted kitchen diner leading to a patio area, storage area, garage and large shower room on the ground floor. On the first floor there are 3 good sized double bedrooms and a family bathroom. To the exterior there is a beautiful front garden, off street parking with EV charger, side and rear access. The mature back garden is a true showstopper and has been fully landscaped. It is spectacular and set across multiple levels: two separate patio areas for entertaining, two areas laid to lawn with beautiful mature borders, and two separate children's play areas. There are also three garden sheds, in addition to the enclosed lean-to, providing ample storage for garden and play equipment. The rear garden fence opens straight onto Highams Park field, offering unparalleled access to the park, forest and lake.

Planning permission see link - <https://builtenvironment.walthamforest.gov.uk/planning/index.html?fa=getApplication&id=109698>

E.P.C Rating: D

Council Tax: Band: F Waltham Forest Borough Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.