



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN

Monkswood Avenue, Waltham Abbey, EN9 1LD

PRICE: £465,000 FREEHOLD

EXCITING OPPORTUNITY to purchase a traditional three bedroom semi detached property in a highly regarded location close to our historic town centre. The property would benefit from some updating but is presented in a well cared for condition. Garage and potential for further off road parking. Chain Free.



Property Description

Monkswood Avenue is a highly regarded turning being within easy access of the town centre with its historic Market Square with an array of shops and eateries, and bi-weekly market. The picturesque Abbey Gardens is also closeby for those recreational activities.

Junction 26 of the M25 motorway and Waltham Cross mainline BR station are also within easy access and schooling for ages is close by.

This particular property is a traditional 1950's three bedroom semi detached property which is presented in a well cared for condition but could benefit from current modernisation and this is reflected in the competitive asking price.

To the ground floor the accommodation comprises a porch leading to the entrance hall, with stairs leading to the first floor landing and doors to kitchen and lounge/diner.

The generous size lounge/diner has a bay window overlooking the front aspect, with doors leading to the kitchen and lean to / conservatory with plumbing for washing machine and sink unit.

The first floor accommodation comprises two double bedrooms overlooking the front and rear aspects respectively , bedroom three is your traditional box room overlooking the front aspect.

A part tiled bathroom and separate WC, complete this level.

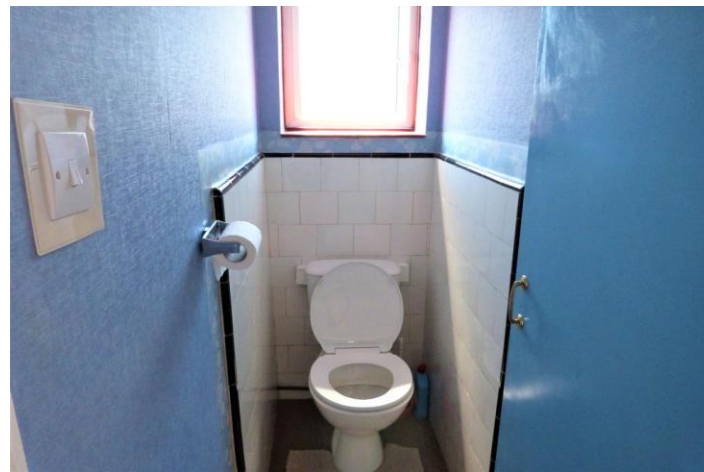
The south facing rear garden is mainly laid to lawn with flowerbed borders, side pedestrian access leading the garage





with parking space in front for one vehicle, approached via a shared drive. In our opinion there may be potential for further off road parking and loft conversion in line with neighbouring properties.

Being offered chain free, viewing is highly recommended.



PORCH

6' 7" x 2' 11" (2.01m x 0.89m)

HALLWAY

12' 4" x 5' 11" (3.76m x 1.8m)

LOUNGE/DINER

22' 3" x 12' 1 Max" (6.78m x 3.68m)

KITCHEN

8' 10" x 7' 5" (2.69m x 2.26m)

CONSERVATORY/LEAN-TO

18' 8" x 7' 5" (5.69m x 2.26m)

LANDING

6' 5" x 8' 7 Max" (1.96m x 2.62m)

BEDROOM ONE

12' 3" x 11' 5" (3.73m x 3.48m)

BEDROOM TWO

9' 6" x 8' 11" (2.9m x 2.72m)

BEDROOM THREE

7' 11" x 7' 11" (2.41m x 2.41m)

BATHROOM

5' 11" x 5' 9" (1.8m x 1.75m)

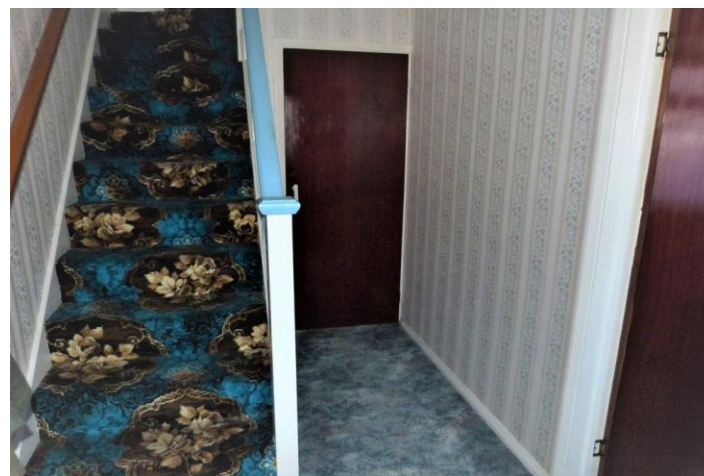
SEPERATE WC

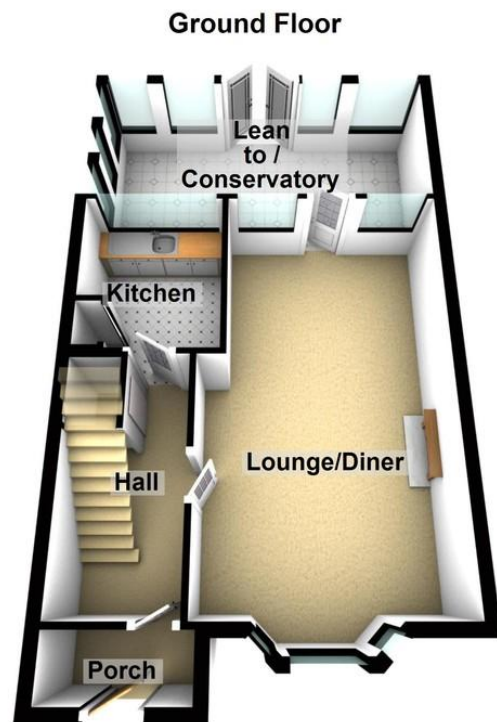
5' 11" x 2' 4" (1.8m x 0.71m)

REAR GARDEN

GARAGE

Accessed via a shared drive





EPC TO FOLLOW

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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