



- SEMI-DETACHED HOUSE
- FIVE BEDROOMS
- TWO RECEPTIONS
- CONSERVATORY

**Monkwood Avenue, Waltham Abbey, EN9 1LD**

**£570,000 Freehold**

Situated within this much sought after location an opportunity to purchase this well presented spacious five bedroom semi detached residence. The property is within easy access of the town centre with its array of shops and eateries and local schools. An internal viewing is strongly recommended.





## Property Description

Monkswood Avenue is one of Waltham Abbey's premier turnings being ideally located for access of the town centre, local schools and amenities and the picturesque Abbey Gardens for those recreational activities.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within a short drive with direct access into central London.

The ground floor accommodation comprises an entrance hall providing access to both the lounge which overlooks the front aspect and the dining room which leads to the conservatory overlooking the landscaped rear garden.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and integrated appliances.

A guest WC complete this level.

The first floor accommodation comprises three bedrooms, two with fitted wardrobes, a shower room and stairs leading to the second floor level.

A further two bedrooms with velux windows complete this property.

The rear garden is south facing and has been landscaped with a variety of shrubs and flowers.

There is also a detached garage which is accessed via double gates from own drive with parking for two vehicles.



ENTRANCE HALL





**LOUNGE**  
14' 5" x 11' 4" (4.39m x 3.45m)  
**DINING ROOM**  
13' 00" x 11' 11" (3.96m x 3.63m)  
**CONSERVATORY**  
11' 11" x 11' 00" (3.63m x 3.35m)  
**KITCHEN**  
10' 8" x 7' 4" (3.25m x 2.24m)  
**LANDING**

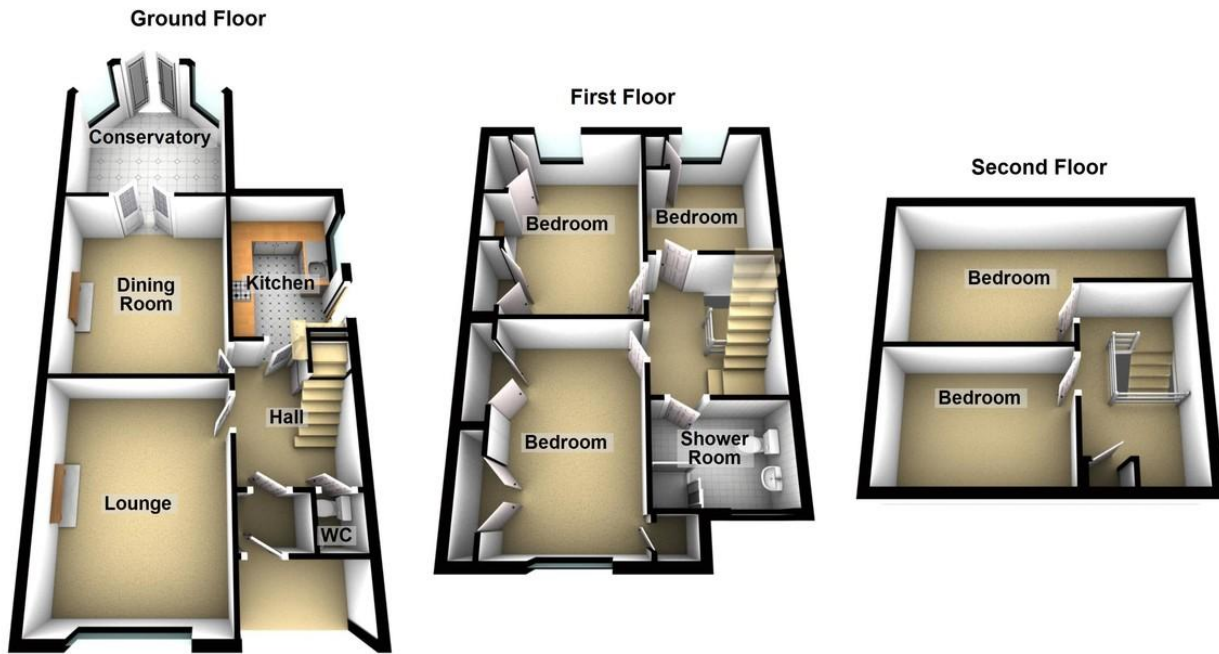
**BEDROOM ONE**  
13' 10" x 9' 6" (4.22m x 2.9m)  
**BEDROOM TWO**  
13' 1" x 10' 3" (3.99m x 3.12m)  
**BEDROOM THREE**  
9' 2" x 8' 1" (2.79m x 2.46m)  
**SHOWER ROOM**

**SECOND FLOOR LANDING**

**BEDROOM FOUR**  
18 Max' 5" x 9' 2 Max" (5.61m x 2.79m)  
**BEDROOM FIVE**  
11' 1" x 7' 11" (3.38m x 2.41m)  
**REAR GARDEN**

**GARAGE**

**OWN DRIVE**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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