



- SEMI-DETACHED
- FOUR BEDROOMS
- EN-SUITE BATHROOM
- TWO RECEPTIONS

Monkswood Avenue, Waltham Abbey, EN9 1LJ

Offers In Region Of £625,000 Freehold

An impressive and well presented four bedroom semi detached residence in prime location, within walking distance of the town centre. Features include two receptions, two bathrooms, conservatory and South facing rear garden. Early internal viewing is strongly recommended.



Property Description

This truly superb property has been in seller's ownership for thirty-four years and has been developed and maintained to a high standard throughout this period, and this includes a double-storey side extension which has created an attractive master bedroom with a vaulted ceiling and en-suite bathroom.

The ground floor accommodation offers an entrance porch leading to a generous size hallway with storage cupboards and provides access to the lounge which overlooks the rear garden and dining room with bi-folding doors leading to the conservatory. The kitchen is entered via an open plan access from the dining area and presents with a range of fitted wall and base units with contrasting work surfaces and integrated appliances.

A lobby area provides access to the side aspect, utility room and guest WC and there is a custom built conservatory to the rear aspect which completes the ground floor accommodation.

The first floor accommodation comprises a landing with storage cupboard and provides access to the bedrooms and family bathroom which is mainly tiled with a modern suite.

The master bedroom is presented with an en-suite bathroom, bedroom two has a range of fitted wardrobes with an en-suite shower, whilst bedrooms three and four have fitted wardrobes with overhead cupboards.

Externally there is an attractive South facing rear garden which is predominately laid to lawn with well stocked flower and shrub borders which is supported by a timber decked patio and large summer house. Additionally there is side pedestrian access.





The front exterior comprises a block paved driveway with parking for two/three vehicles and a lawn area to the side.

Early viewing is highly recommended.

PORCH

8' 8" x 2' 7" (2.64m x 0.79m)

HALLWAY

14' 11" x 6' 00" (4.55m x 1.83m)

LOUNGE

12' 11" x 12' 5" (3.94m x 3.78m)

DINING ROOM

11' 00" x 10' 2" (3.35m x 3.1m)

CONSERVATORY

10' 1" x 8' 00" (3.07m x 2.44m)

KITCHEN

16' 00" x 7' 8 Max" (4.88m x 2.34m)

LOBBY

8' 6" x 3' 3" (2.59m x 0.99m)

UTILITY ROOM

9' 10 Max" x 5' 2" (3m x 1.57m)

GUEST WC

4' 1" x 2' 8" (1.24m x 0.81m)

LANDING

8' 6" x 9' 6 Max" (2.59m x 2.9m)

MASTER BEDROOM

12' 10" x 8' 7" (3.91m x 2.62m)

ENSUITE BATHROOM

8' 2" x 6' 4" (2.49m x 1.93m)

BEDROOM TWO

12' 2" x 12' 2 Max" (3.71m x 3.71m)

ENSUITE SHOWER

BEDROOM THREE

9' 2" x 9' 00" (2.79m x 2.74m)

BEDROOM FOUR

8' 10 Max" x 8' 2" (2.69m x 2.49m)



BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m)

SOUTH FACING REAR GARDEN

PARKING TO FRONT

CHARGES

Council Tax: Epping Forest District Council Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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