



- CHARACTER PROPERTY
- TWO BEDROOMS
- LOUNGE
- DINING AREA

Monkswood Avenue, Waltham Abbey, EN9 1LB

PRICE: £425,000 FREEHOLD

Beautifully presented and rarely available two bedroom Victorian character terrace residence in sought after location close to town centre. Features include good size front and rear gardens, bathroom with shower cubicle and parking for two vehicles. An internal viewing is strongly recommended.



Property Description

An exciting opportunity to purchase this beautifully presented character residence located in the sought after turning of Monkswood Avenue being within walking distance of the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries.

Local schools for all ages are all within easy access, whilst the picturesque Abbey Gardens are close by for those recreational purposes.

Junction 26 of the M25 motorway is within access for links to the M11 and A10.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The property would make a suitable first time purchase or for those looking to downsize. An internal viewing is strongly advised to avoid any disappointment.

The accommodation in general comprises an entrance with stairs leading to the first floor landing and provides access to the dining area with hardwood flooring, feature cast iron fireplace, built in storage cupboard, door to kitchen and open plan access to the lounge with a bay window overlooking the front aspect and feature cast iron fireplace with surround being the main focal point.

A generous size kitchen with a range of fitted wall and base units with built in oven and hob and integrated appliances, provide access to the rear garden and complete the ground floor.





To the first floor a generous size landing provides access to the loft, bedrooms and bathroom.
Bedrooms one and two are both double rooms and overlook the front and rear respectively.

A spacious bathroom which is fully tiled with a three piece suite and shower cubicle complete this level.

Externally the rear garden is a generous size comprising a patio leading to a lawn area with a variety of shrubs and fishpond with pergola. There is also rear pedestrian access.



The front garden is mainly laid to lawn with flower and shrub surround.

Block paved drive for two vehicles.

ACCOMMODATION IN GENERAL COMPRISES

HALLWAY

11' 3" x 2' 11" (3.43m x 0.89m)

LOUNGE

13' 3" x 9' 11" (4.04m x 3.02m)

DINING AREA

11' 3" x 10' 2" (3.43m x 3.1m)

KITCHEN

14' 00" x 7' 11" (4.27m x 2.41m)

LANDING

11' 5" x 5' 2" (3.48m x 1.57m)

BEDROOM ONE

13' 5" x 10' 11" (4.09m x 3.33m)

BEDROOM TWO

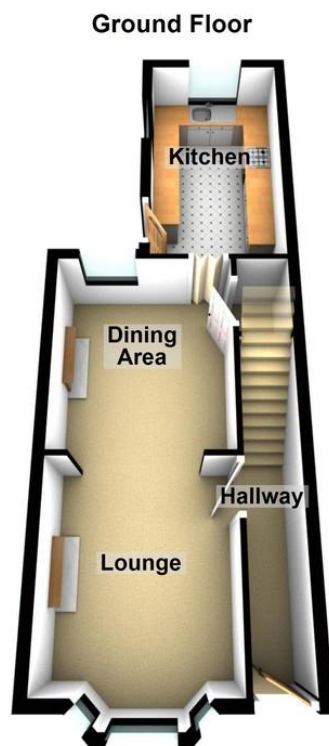
10' 7" x 7' 10" (3.23m x 2.39m)

BATHROOM

10' 7" x 7' 11" (3.23m x 2.41m)

REAR GARDEN





CHARGES

Council Tax Epping Forest District Council Band D

Tenure - Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband -SKY

Mobile Signal and Coverage - Vodafone Three EE O2

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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