



- END OF TERRACE
- TWO BEDROOMS
- THROUGH LOUNGE
- KITCHEN

## Monkwood Avenue, Waltham Abbey, EN9 1LB

PRICE: £400,000 FREEHOLD

A rare opportunity to purchase this two bedroom Victorian end of terrace residence in need of updating, situated in sought after location close to town centre. The property offers potential for side and rear extensions ,subject to the usual planning consents. would suit those looking to renovate/make improvements to a property



## Property Description

An exciting opportunity to purchase this character residence located in the sought after turning of Monkwood 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 retains some character features and is in need of updating with potential to extend to the side and rear subject to the usual planning consents.

Good size front and rear gardens allow for plenty of parking, and a number of sheds.

The accommodation in general comprises an entrance hall, through lounge/diner, kitchen, utility room, and downstairs WC.

The first floor level comprises two double bedrooms, bathroom/wetroom and useable loft space.

Externally there is a good size rear garden with a number of sheds, and access to the generous size garage. The front garden offers ample parking.





## THE ACCOMMODATION IN GENERAL COMPRISES

### HALLWAY

12' 00" x 3' 5" (3.66m x 1.04m)

### LOUNGE/DINER

26' 9" x 12' 2 Max" (8.15m x 3.71m)

### KITCHEN

15' 2" x 7' 11" (4.62m x 2.41m)

### UTILITY ROOM

14' 7" x 6' 9" (4.44m x 2.06m)

### GROUND FLOOR WC

### LANDING

12' 4" x 5' 7" (3.76m x 1.7m)

### BEDROOM ONE

15' 7" x 11' 11" (4.75m x 3.63m)

### BEDROOM TWO

12' 3" x 8' 4 Max" (3.73m x 2.54m)

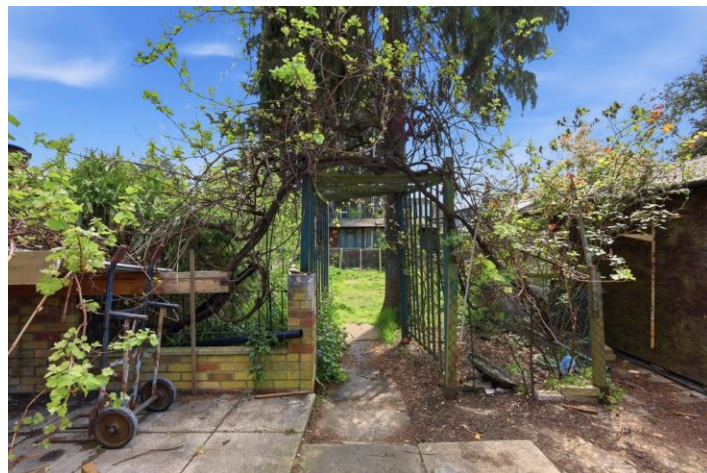
### BATHROOM/WET ROOM

10' 5" x 7' 11" (3.18m x 2.41m)

### USEABLE LOFT SPACE

17' 11 Max" x 14' 3" (5.46m x 4.34m)

### FRONT AND REAR GARDENS



### GARAGE

### AMPLE PARKING

### TENURE AND CHARGES

Council Tax Epping Forest District Council Band D

Tenure - Freehold

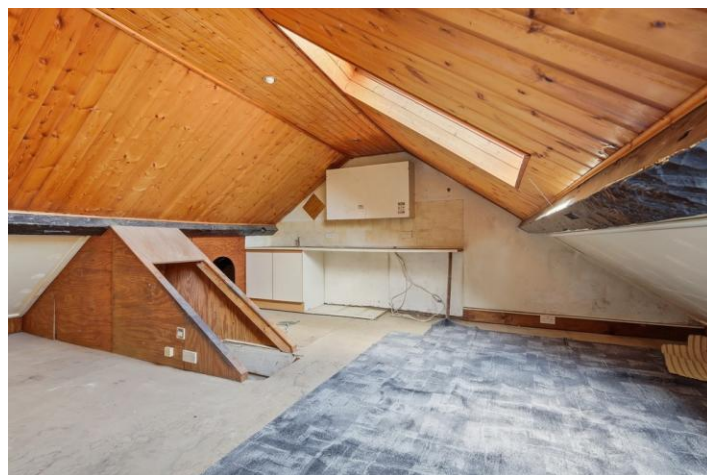
### UTILITIES AND SUPPLIERS

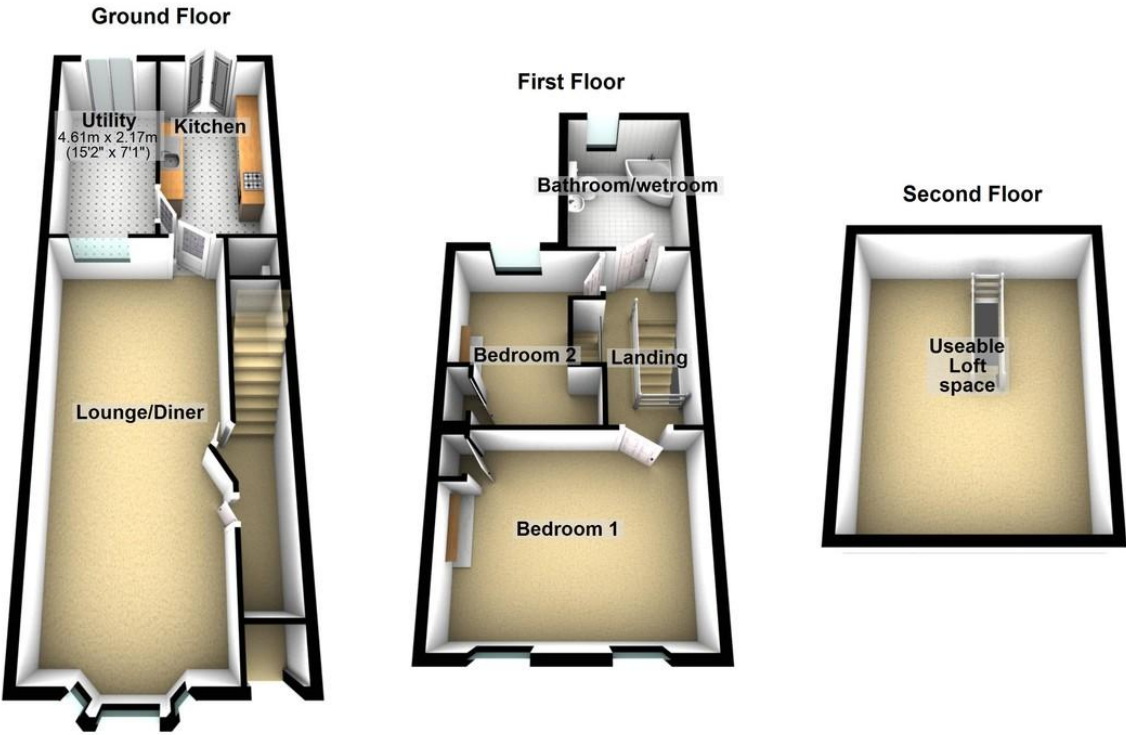
Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas





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