

Rainbow Estate Agents



- EXTENDED SEMI-DETACHED
- THREE BEDROOMS
- RECENTLY RENOVATED
- NEW KITCHEN

Monkswood Avenue, Waltham Abbey, EN9 1LA

PRICE: £545,000 FREEHOLD

Situated within this sought after turning an opportunity to purchase this recently renovated extended three bedroom semi-detached residence property offers modern living throughout and is ideal for families, first time buyers or those looking for a move in ready home.



Property Description

The property has been thoughtfully updated and features a newly fitted kitchen with high end integrated appliances. A modern new bathroom enhances the property.

Accommodation to the ground floor comprises an entrance hall providing access to the dining room and kitchen.

The dining room faces the front aspect with a bay window and open plan access to the lounge with a cast iron fireplace being the main focal point. Double glazed French doors provide access to the rear garden.

The brand new Howdens kitchen with integrated appliances such as a Bosch fridge/freezer and AEG dishwasher, oven and hob, supported by a separate utility area to complete this level.

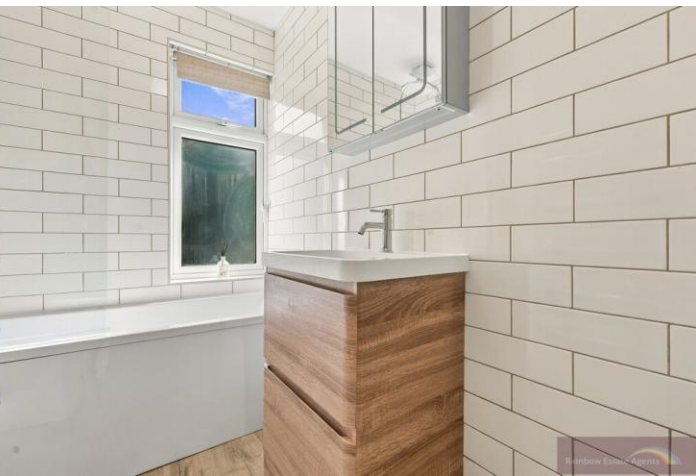
Accommodation to the first floor comprises three bedrooms and the newly fitted bathroom which is mainly tiled with a modern "Ideal Standard" three piece suite and power shower.

Externally the well maintained rear garden is ideal for outdoor entertaining and outdoor enjoyment. The property also benefits from off road parking for two vehicles to the front.

The property is within walking distance of the town centre and local schools for age groups.

For the commuter the property is within easy of the M25 motorway for connections to the A10 and M11. Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct





access into central London.

Being offered CHAIN FREE, an internal viewing is strongly recommended.

TENURE AND CHARGES

Council Tax Epping Forest District Council Band E

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

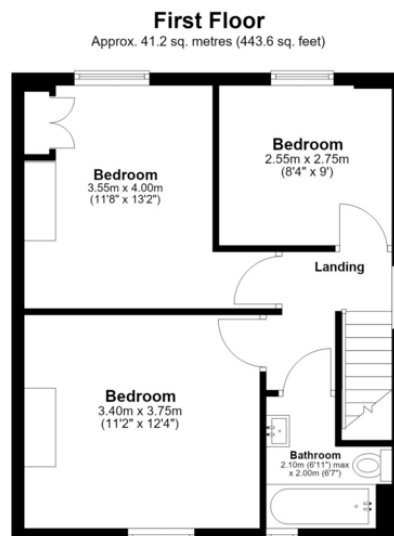
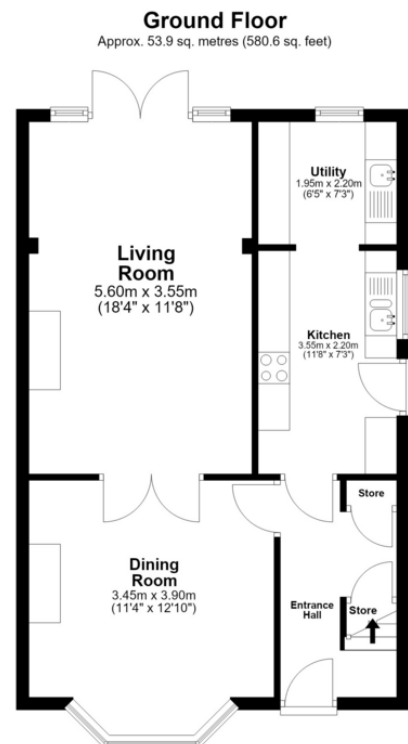
Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus Energy

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2





Total area: approx. 95.1 sq. metres (1024.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Monkswood Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		

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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 and 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