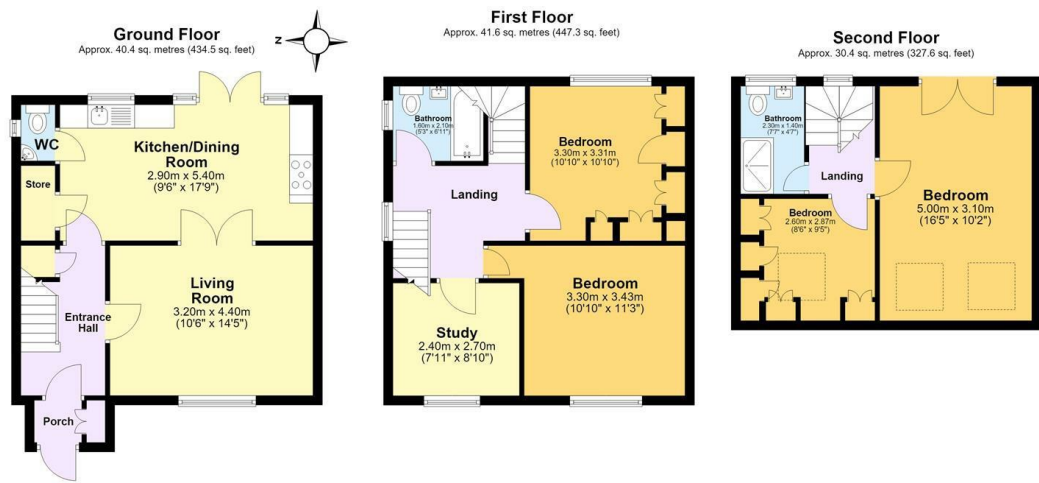




Council: Epping Forest | Council Tax Band: E | Floor Area: 1209.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Quendon Drive, Waltham Abbey, EN9 1LG

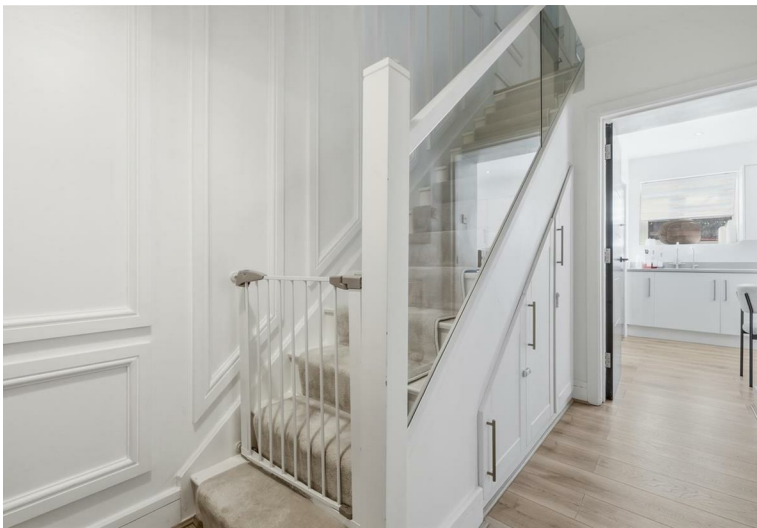
Offers In Excess Of £560,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 504 2222**

Email: **buckhursthill@wearechurchills.co.uk**



Situated in a quiet cul-de-sac on the Monkwood Estate, this beautifully presented four-bedroom semi-detached home offers approximately 1,200 sq. ft. of well-planned accommodation, making it an ideal choice for growing families. Conveniently located, you are just moments from the highly regarded Waltham Holy Cross Primary School and a short walk from Waltham Abbey town centre boasting plenty of local amenities.

To the front, the property benefits from a porch and a block paved driveway providing off-street parking for multiple vehicles. Inside, the accommodation has been finished to a high standard throughout and is ready for its next owners to move straight into. The ground floor compromises a bright and spacious living room, leading through to a modern kitchen/dining room with double doors opening onto the landscaped, low-maintenance rear garden – perfect for both entertaining and everyday family living. There is also a useful utility cupboard and a downstairs WC. The first floor offers two generous double bedrooms, a further room ideal as a study, nursery or home office, and a contemporary family bathroom.

Occupying the top floor are two further bedrooms, including an impressive principal bedroom featuring a Juliet balcony, along with an additional bathroom, creating an excellent principal suite or guest accommodation.

