Monkswood Avenue, Waltham Abbey, EN9 1LD

GUIDE PRICE
£550,000

Coultons

## PROPERTY SUMMARY

**Guide Price £550,000-£575,000**

Presenting this beautifully appointed and exceptionally well-maintained three-bedroom semi-detached home, ideally situated on the highly sought-after Monkswood Avenue.

The ground floor features a welcoming front reception room, leading through to an impressive open-plan kitchen, dining, and living space. The contemporary kitchen is fitted with granite worktops, a generous central island, and modern units, enhanced by a striking pyramid-style lantern window that floods the room with natural light. Bi-fold doors open onto a low-maintenance rear garden measuring approximately 60ft, offering a paved patio, lawned area, and a versatile outbuilding which has power and running water, perfect for use as a home office, gym, or playroom. Side access leads to the front of the property, where off-street parking is available for two vehicles.

The first floor comprises three bedrooms (two doubles and one single) along with a stylish family bathroom. The property also offers excellent potential for a loft conversion (subject to planning permission), providing the opportunity to create additional living space if required.

Further benefits include double glazing, gas central heating, partial underfloor heating to the ground floor and a convenient ground-floor guest WC.

Monkswood Avenue is ideally positioned for well-regarded local schools, everyday amenities, and excellent transport links. The Town Centre is within easy reach, offering a variety of shops, cafés, and services, while the M25 and A10 provide straightforward commuter access. Nearby green spaces and countryside walks further enhance the appeal of this family-friendly location.

In our opinion, this property represents an outstanding family home, and early viewing is strongly recommended.

3

2

2

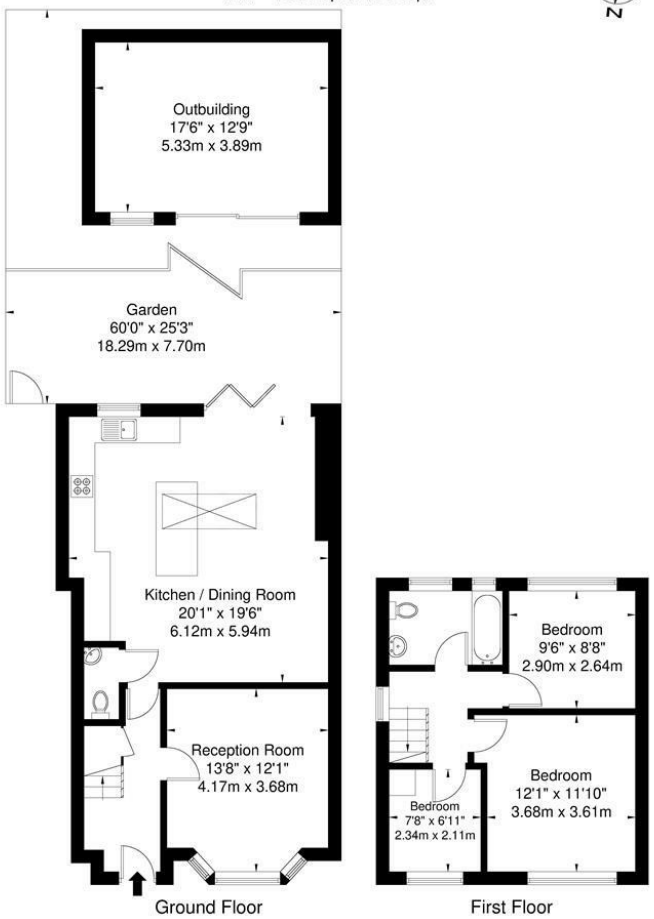
love

Sofia

Once upon a dream

## Monkswood Avenue, EN9

Approximate Gross Internal Area = 95 sq m / 1022 sq ft
Outbuilding = 20.8 sq m / 223 sq ft
Total = 115.8 sq m / 1245 sq ft




For Illustration Purposes Only - Not To Scale

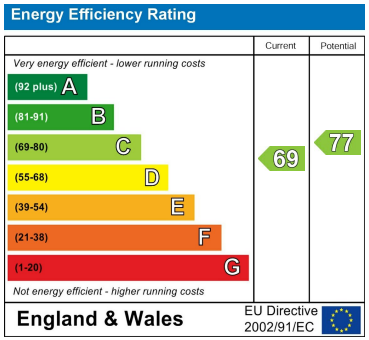
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

**LOCAL AUTHORITY**
Epping Forest

**TENURE**
Freehold

**COUNCIL TAX BAND**
E

**VIEWINGS**
By prior appointment only




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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