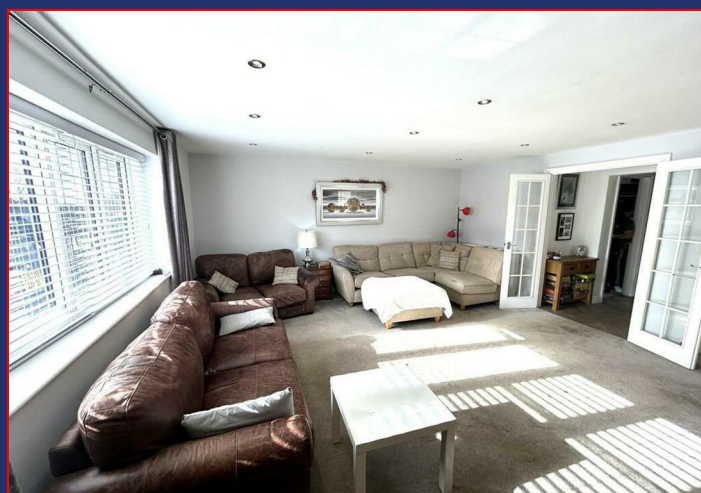


8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
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## Monkswood Avenue, EN9 1LD



**Asking Price £580,000 Freehold**



Kings Group are pleased to present this three bedroom detached property, positioned in a highly sought-after location just a short walk from the historic town centre and extensive protected parkland within Abbey Gardens. The property is well placed for access to a range of local amenities, with schools catering for all ages nearby, while the M25 intersection is within easy reach, offering convenient connections to the A10 and M11. Rail services can also be found in the neighbouring towns of Epping, Loughton and Waltham Cross.

The accommodation is arranged over two floors and begins with a welcoming entrance hallway providing access to both the ground and first floor spaces. The ground floor includes a useful cloakroom/WC and a study, offering a practical area suitable for home working or additional flexibility of use. To the front, the lounge provides a comfortable reception space, while to the rear the kitchen diner extends across the full width of the property and offers direct access to the garden. The kitchen is fitted with a range of solid wood Magnet wall and base units with ample work surface space and room for dining.

To the first floor, there are three well-proportioned double bedrooms, all served by a four-piece family bathroom comprising a bath and separate shower cubicle.

Externally, the property occupies a generous plot with a fully enclosed rear garden, mainly laid to lawn with a large patio area suitable for outdoor seating. To the front, there is off street parking providing access to the attached garage, with further scope for potential extension to the side subject to the usual planning consents.

Properties in this location are rarely available, and early viewing is advised. Call Kings Group today to arrange your viewing on 01992 652 006.

**ENTRANCE HALL 16'3" x 6'11"**

**LOUNGE 17'0" x 15'10"**

**KITCHEN 17'0" x 14'4"**

**STUDY 8'4" x 6'2"**

**CLOAKROOM / WC 6'2" x 4'6"**

**FIRST FLOOR LANDING 17'9" x 10'3"**

**BEDROOM ONE 13'6" x 13'2"**

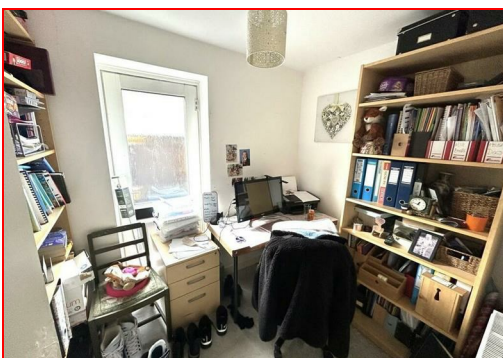
**BEDROOM TWO 10'1" x 8'5"**

**BEDROOM THREE 13'7" x 10'7"**

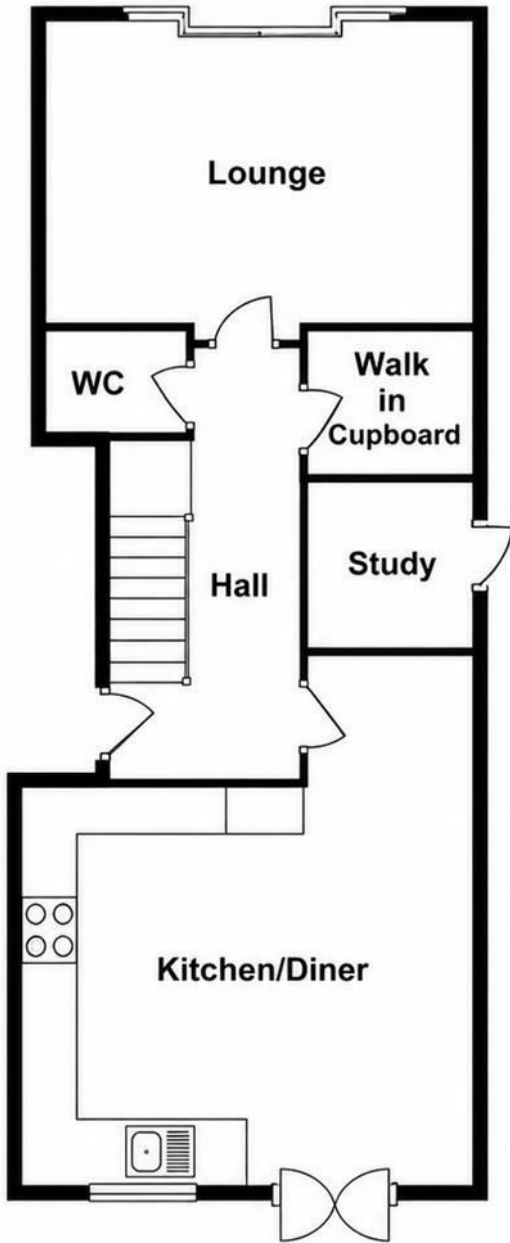
**BATHROOM 10'0" x 5'5"**

**DISCLAIMER**

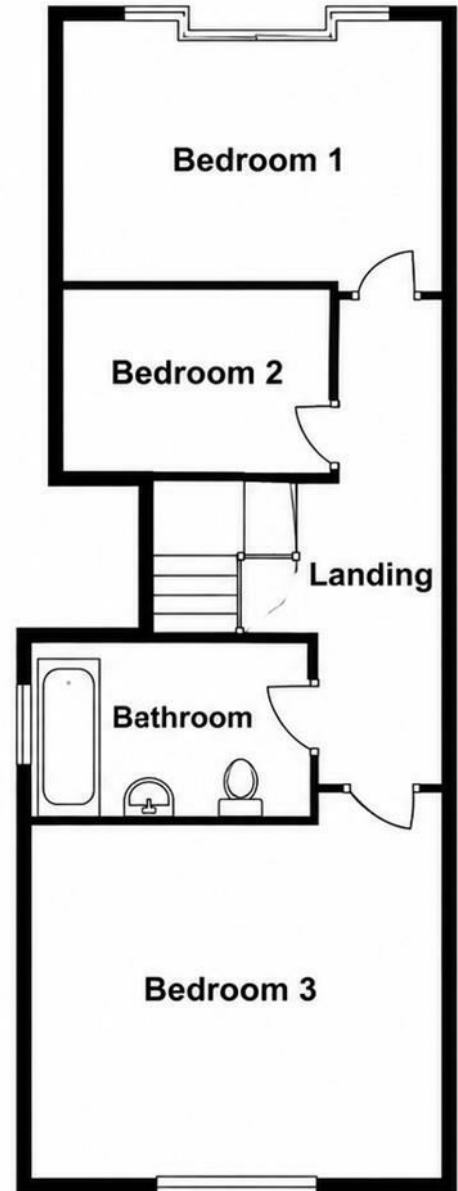
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

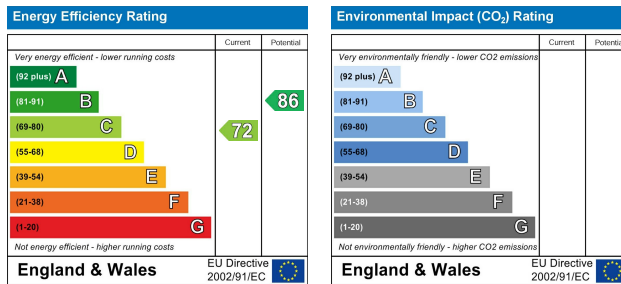
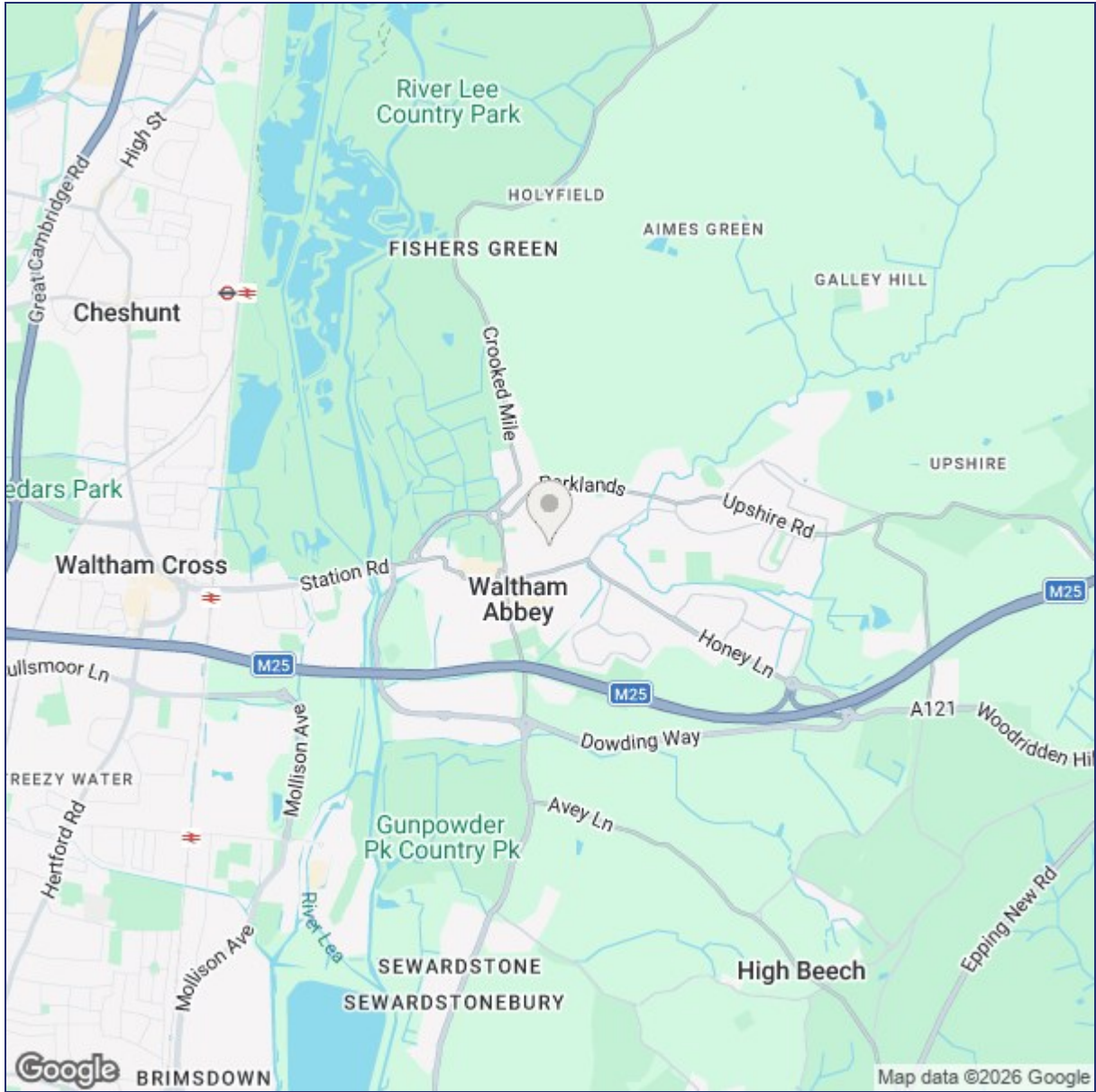


### Ground Floor



### First Floor





(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

