

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Monkwood Avenue, EN9 1LJ



Asking Price £550,000 Freehold



Kings Group are delighted to offer for sale this well-presented semi-detached family home situated on the popular Monkswood Avenue in Waltham Abbey.

The property offers well-proportioned accommodation throughout, including a welcoming entrance porch & hall, comfortable living room, separate dining room and a modern fitted kitchen with base & eye level white cabinetry, roll top worksurfaces and matching white splashbacks, providing ample storage and worktop space.

The first floor provides two double bedrooms, both benefiting from fitted cupboards, a single third bedroom and a family bathroom comprising a modern white three-piece suite.

Externally, the property benefits from a generous rear garden with mature hedging, lawn, planted borders, pergola and seating areas, providing an excellent space for outdoor entertaining and relaxation. One of the property's key features is its wide frontage and generous plot to the side, offering excellent potential for further extension or development, subject to the necessary planning permissions.

Conveniently located for Waltham Abbey town centre and its range of shops, cafés and everyday amenities, the property is also well placed for Lee Valley Regional Park and Epping Forest, while excellent road links provide easy access to the M25 and surrounding areas.

HALL

LIVING ROOM 13'4 x 13'2

DINING ROOM 20'4 x 11'3

KITCHEN 20'4 x 8'8

LANDING

BEDROOM 12'6 x 12'5

BEDROOM 12'5 x 9'6

BEDROOM 9'3 x 8'11

BATHROOM 6'11 x 6'5

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 WHATEVER IN RELATION TO THIS PROPERTY.
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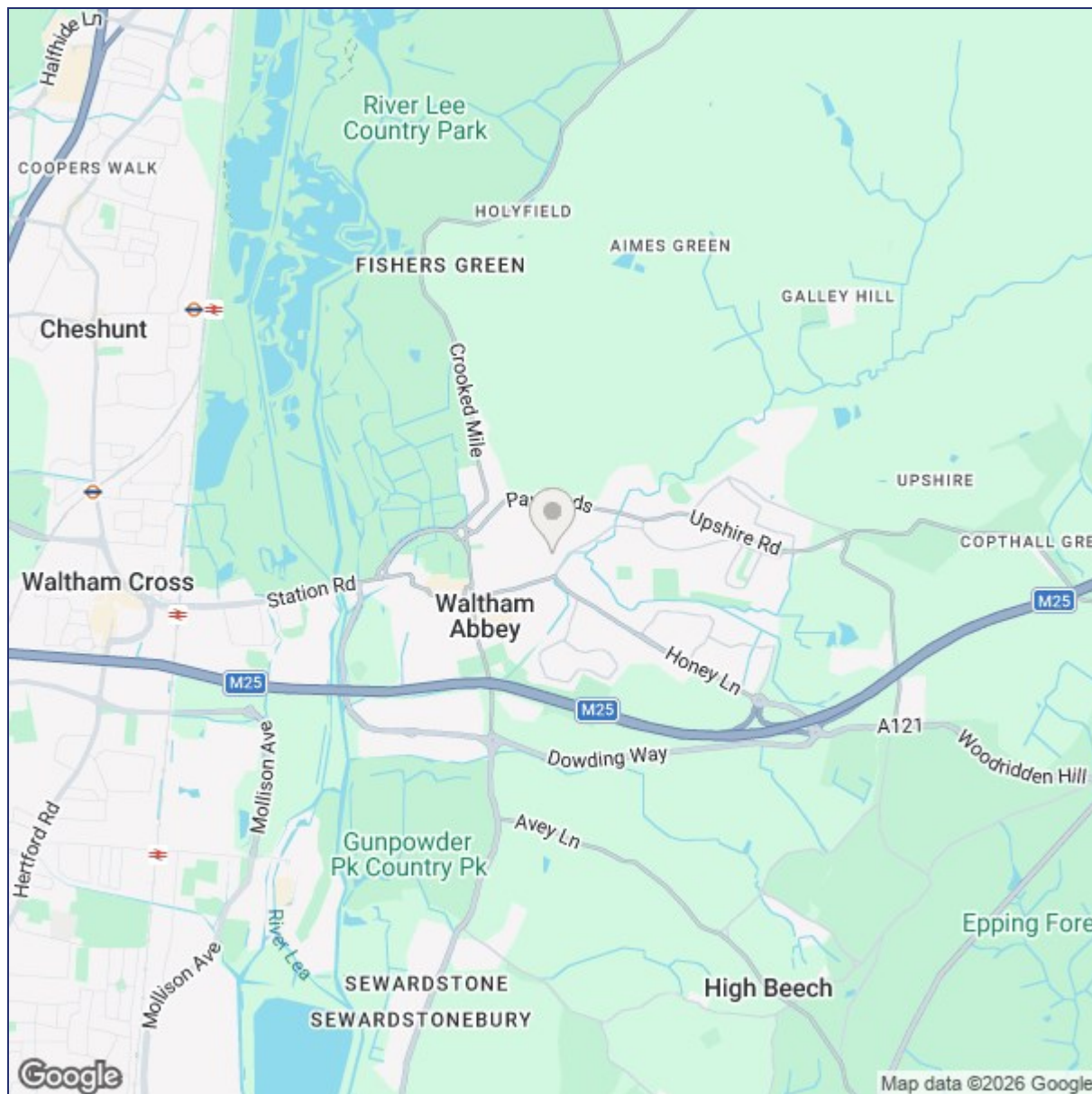


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

("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.

