



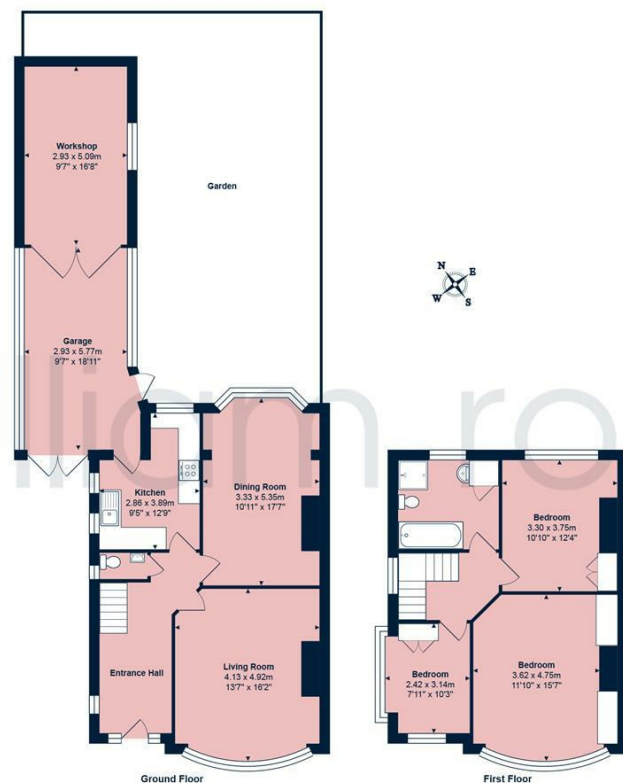
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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	



74 Montalt Road, Woodford Green, IG8 9SS

Guide Price £800,000

- \*Guide Price £800,000 - £850,000\*
- Semi-detached
- Modern fitted kitchen
- Driveway
- Seconds from Highams Park

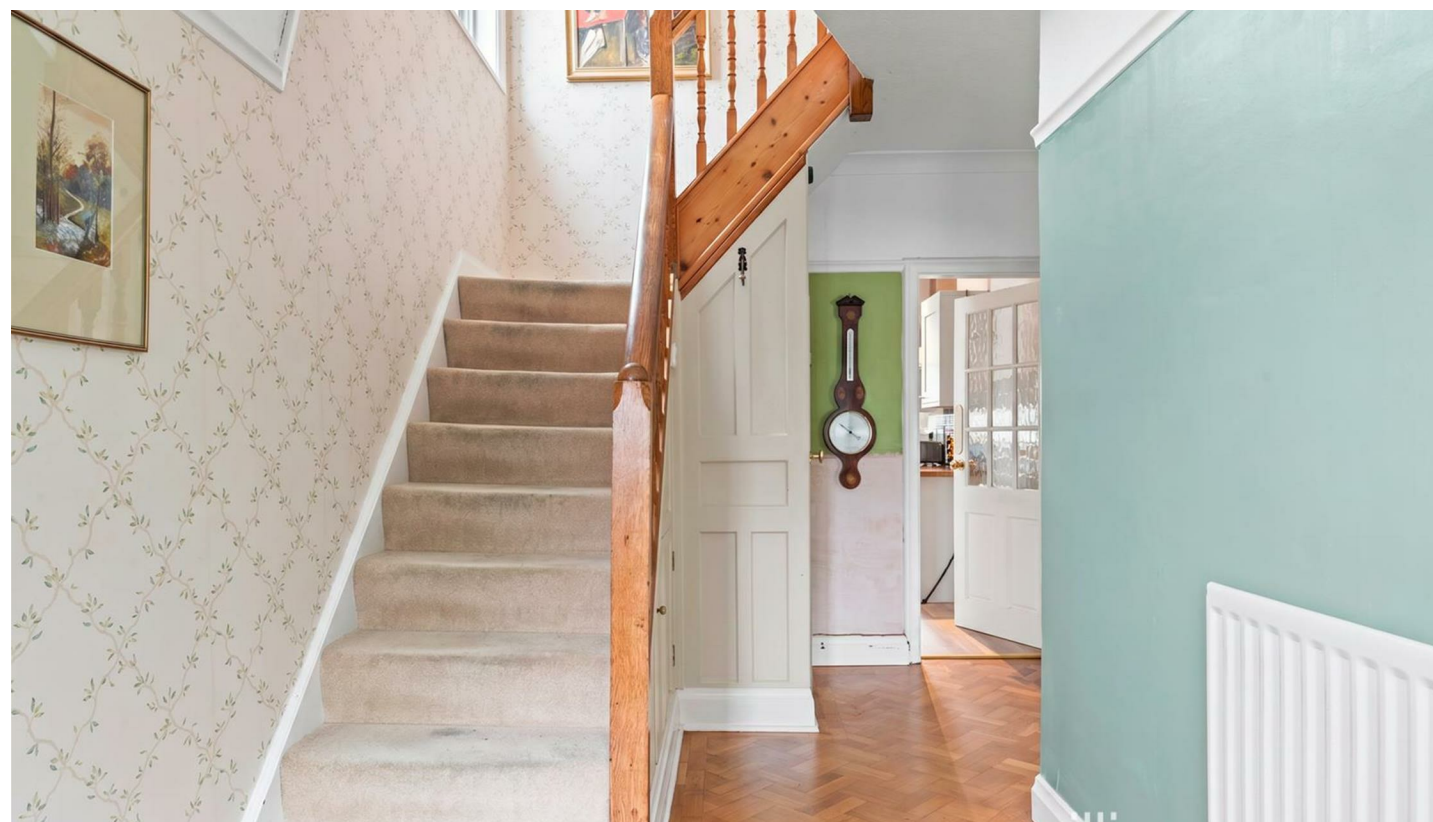
- Three bedrooms
- Two reception rooms
- Four-piece family bathroom
- Large workshop & garage
- Close to excellent schools & amenities

## 74 Montalt Road, Woodford Green IG8 9SS

\*Guide Price £800,000 - £850,000\* Located on the ever-popular Montalt Road, this immaculately presented three-bedroom semi-detached family home enjoys a prime position just moments from Highams Park and offers a wonderful blend of character, space and practicality. Beautifully maintained throughout, the property benefits from off-street parking, garage, large workshop and a well-established rear garden, making it an ideal choice for growing families seeking a home ready to move straight into.



Council Tax Band: F



The accommodation is thoughtfully arranged across two floors. The ground floor opens via a welcoming entrance hall leading to a bright and spacious living room to the front of the property. To the rear, a well-appointed kitchen and separate dining room provide excellent space for both everyday family life and entertaining, with the dining room enjoying attractive views over the garden. A convenient ground floor cloakroom is accessed from the hallway, while the garage and adjoining workshop, offer further storage, hobby space or potential for a variety of uses. Upstairs, the first floor comprises three well-proportioned bedrooms, including two generous doubles and a further bedroom ideal as a nursery, guest room or home office, all served by a family bathroom and separate WC.

Montalt Road is one of Highams Park's most sought-after residential turnings, perfectly placed for enjoying everything the area has to offer. Highams Park School is within comfortable walking distance, making the location particularly appealing to families, while the picturesque Highams Park, boating lake and the ever-popular Humphry's Café are just a short stroll away, providing a wonderful setting for weekend walks and outdoor leisure. Nature lovers will also appreciate the close proximity to Epping Forest, offering miles of woodland trails and open green space. For commuters, Highams Park Overground Station provides direct services into Liverpool Street, while nearby Woodford Station offers convenient access to the Central Line, ensuring excellent connectivity into the City, West End and beyond.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: tbc

Council Tax Band: F (Waltham Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All

dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.