



## Directions

## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 83 Montalt Road, Woodford Green, IG8 9TB

Offers Over £900,000

- \*SOLD BY WILLIAM ROSE\*
- Sought after location
- Separate dining room with potential for open-plan living
- Large rear garden with patio - detached garage
- Lower ground floor cellar rooms offering excellent storage or development potential
- Generously sized bedrooms with scope for reconfiguration or extension (STPP)
- Large family bathroom & en-suite shower room
- Two reception rooms with feature fireplaces and high ceilings throughout
- Close to The Highams Park, Humphrey's Café & Boating Lake for scenic walks and leisure
- Excellent transport links via Woodford & Highams Park stations for easy City access



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 1/4/2025

## 83 Montalt Road, Woodford Green IG8 9TB

Situated on a corner plot on the highly sought-after Montalt Road, this charming five-bedroom 1930s semi-detached home presents a real opportunity for families looking to create their ideal home. Boasting an abundance of potential, this property is the perfect blank canvas for those wanting to put their own stamp on a substantial family home in a prime location. Within a few minutes walk from The Higham's Park and Woodford Golf Course, this home offers a perfect blend of suburban tranquillity and convenience.



Council Tax Band: G



As you step through the front door, you are welcomed into a spacious entrance hallway that leads to three generously sized reception rooms, two of which featuring beautiful fireplaces that enhance the home's original character. The high ceilings throughout the property create a sense of space and grandeur, adding to its timeless appeal. The rear reception room enjoys direct access to the garden, making it an ideal space for entertaining or relaxing with family. A separate dining room provides additional versatility, while the kitchen and breakfast area offers ample potential to be transformed into a modern, open-plan living space. A convenient downstairs WC completes the ground floor. The mature expansive garden, featuring a patio terrace, extends to a detached double garage with carport, offering excellent storage or potential for conversion. The lower ground floor also benefits from two cellar rooms, providing further storage or potential for development. Upstairs, the first floor comprises four well-proportioned double bedrooms and a single bedroom/ study room serviced by a family bathroom and separate shower room. The property has ample scope for reconfiguration or extension (STPP) to suit a growing family's needs.

Montalt Road is one of Woodford Green's most desirable residential streets, known for its peaceful tree-lined setting and excellent local amenities. Families are drawn to the area for its proximity to outstanding schools, while commuters benefit from convenient transport links, including Woodford and Higham's Park stations, providing easy access to the City and West End. The vibrant Higham's Park area, just a short walk away, offers an array of independent shops, cafés, and restaurants, with Humphrey's Café and the stunning boating lake serving as a community hub for weekend strolls and social gatherings as well as the Woodford Golf course and Epping Forest. With its fantastic location and immense potential, this home is a rare opportunity not to be missed

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: G (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.