

## Directions

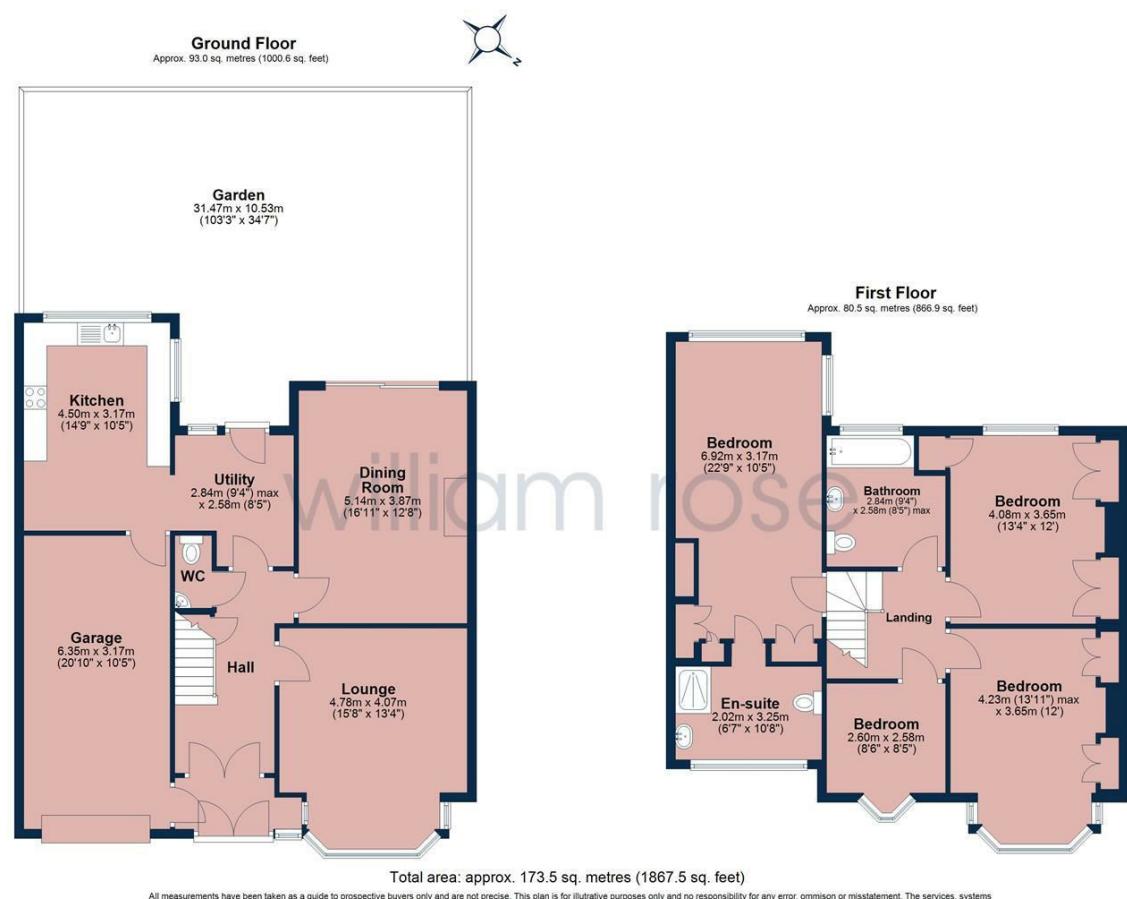
## Viewings

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		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



73 Montalt Road, Woodford Green, IG8 9RS

£900,000

- 4 bedrooms semi detached house
- Back onto Highams Park and Lake
- Huge amount of potential
- Off street parking
- Short walk to Station
- Stunning views to the rear
- No chain
- Garage
- Over 100ft garden
- Sought after road

# 73 Montalt Road, Woodford Green IG8 9RS

Situated on highly sought-after Montalt Road, this charming four 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.



Council Tax Band: G



Upon entering through the porch, you are welcomed into a spacious entrance hallway that sets the tone for this impressive family home. The ground floor offers two generously proportioned reception rooms, enhanced by high ceilings that create a wonderful sense of space and period elegance throughout. The rear reception room enjoys direct access to the garden, making it ideal for entertaining or relaxed family living, while a separate lounge provides additional flexibility.

The kitchen and breakfast room presents excellent potential to be reconfigured into a contemporary open-plan living space, subject to the necessary consents. A convenient downstairs WC completes the ground floor, which also benefits from an integral garage offering valuable storage or further development potential.

The first floor comprises four well proportioned bedrooms, including a double bedroom with en suite facilities, all serviced by a family bathroom.

The property is sold chain free and offers significant scope for refurbishment, reconfiguration and extension (STPP), making it an ideal opportunity for a growing family to create a bespoke home. Set back on a wide plot, a standout feature of this home is the expansive rear garden, measuring approximately 100ft and backing directly onto Highams Park Field and Lake. From the rear aspect, the property enjoys breathtaking panoramic views across Highams Park and towards the London skyline, a truly rare and enviable position.

Montalt Road is widely regarded as one of Woodford Green's most sought-after residential streets, celebrated for its peaceful, tree-lined surroundings and excellent local amenities. The area is particularly popular with families due to its proximity to outstanding schools, while commuters benefit from easy access to Woodford and Highams Park stations, providing direct links to the City and West End.

The vibrant Highams Park neighbourhood is within easy walking distance and offers a variety of independent shops, cafés and restaurants, with Humphrey's Café, the boating lake and surrounding parkland forming a popular community hub. Woodford Golf Club and the open spaces of Epping Forest are also close by.

With its exceptional location, stunning views and immense potential, this is a rare opportunity not to be missed.