



## 2 Monkams Cottage Aimes Green, Waltham Abbey, EN9 2AU

- AVAILABLE EARLY AUGUST WITH LANES LETTINGS!
- MODERN INTERIOR THROUGHOUT
- COUNTRYSIDE VIEWS
- TWO SHOWER ROOMS
- TWO DOUBLE BEDROOMS
- WOOD BURNER

AVAILABLE EARLY AUGUST! Lanes are delighted to present this truly one-of-a-kind two double bedroom cottage, beautifully positioned along a quiet country lane and enjoying stunning countryside views. This charming home blends modern design with character features, offering a bright, airy, and thoughtfully arranged interior finished to a high standard throughout.

Monkams Cottage is located within Aimes Green, surrounded by rolling countryside and ancient woodland on the edge of Epping Forest. Despite its tranquil setting, the historic market town of Waltham Abbey is just a short drive away, offering a wide range of shops, cafés, restaurants, and amenities. For commuters, road access is available with the M25 in a short distance, as well as rail services from Waltham Cross providing direct links into London Liverpool Street.

# £1,800 Per Month



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		80	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

