



**Monkhams Drive, Woodford Green, Essex, IG8 0LQ**  
**Offers In Excess Of £1,700,000 Freehold**

Located on the desirable Monkhams Estate which is widely known as one of Woodford Green's premier residential family roads set within walking distance of Woodford Central Line Station, shops, bars and restaurants together with popular schools i.e. Wells Primary, Bancroft and Trinity all within close proximity. Transport links are excellent with M25 & M11 junctions also being within easy reach.

This impressive FIVE DOUBLE BEDROOM semi detached Edwardian family home has a wealth of original features and offers excellent size accommodation. The property is in need of modernisation and has enormous potential to extend subject to the correct planning permission. On the ground floor there is large reception hall with doors leading to integral garage, lounge, breakfast room, conservatory, dining room and ground floor cloakroom. First floor accommodation with an impressive large landing, original feature stained glass oriel bay widow to front aspect, access to large loft with two dormer windows (ideal for conversion into further rooms) and doors to five double bedrooms, family bathroom and separate W.C .

To the front of the property there is a carriage driveway with flower/shrub beds, integral garage and side access to garden. To the rear of the house there is a large secluded garden (approx 130ft) with mature trees including some fruit trees together with shrub borders, patio area and timber garden shed.

The property is offered for sale with NO ONWARD CHAIN. OPEN VIEWING DAY IS SATURDAY 31ST JULY.  
Telephone 020 8530 4646 to arrange an appointment.

## Entrance

Via double doors with stained glass panels to inner porchway with additional double doors to:-

## Reception Hallway

Fitted carpet, radiator, stairs to first floor with storage/meter cupboard under, door to integral garage and further doors to:-

## Lounge

20'10" x 13'10" (6.364 x 4.220)

Large bay window to front aspect, fitted carpet, picture rail, two radiators, wall light points and open fireplace.

## Ground Floor Cloakroom

W.C., was hand basin and small window.

## Dining Room

18'4" x 15'1" (5.593 x 4.599)

Fitted carpet, radiator, wall light points, coving and decorative panels to ceiling, feature recessed alcove with open fireplace and additional wall lights. Doors open to:-

## Conservatory

15'1" x 6'10" (4.621 x 2.099)

Wall light points and door to garden.

## Breakfast Room

15'10" x 11'6" (4.830 x 3.515)

Dual aspect windows, fitted carpet and radiator. Door to:-

## Kitchen

13'1" x 12'5" (4.01 x 3.797)

Range of base and wall cupboards. Ample work surface area incorporating stainless steel double drainer sink unit with mixer tap, 4 ring electric hob, double oven housing unit, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, dual aspect windows to side/rear aspects and door to garden.

## Integral Garage

15'5" x 12'7" (4.724 x 3.842)

Double opening doors.

## First Floor Landing Area

Fitted carpet, feature oriel bay stained glass window to front aspect, radiator and airing cupboard. Access to large loft with original dormer window to front aspect.

## Bedroom One

16'5" x 13'11" (5.006 x 4.250)

Window to front aspect, fitted carpet, shower cubicle, pedestal wash hand basin and radiator.

## Bedroom Two

15'2" x 13'10" (4.624 x 4.224)

Two sash windows to rear aspect, fitted carpet, feature fireplace, radiator and built-in cupboard.

## Bedroom Three

14'11" x 12'7" (4.565 x 3.860)

Window to front aspect, fitted carpet and radiator.

## Bedroom Four

15'9" x 10'1" (4.824 x 3.093)

Sash window to rear aspect, fitted carpet, built-in cupboard, vanity wash hand basin and radiator.

## Bedroom Five

12'5" x 9'8" (3.809 x 2.969)

Two sash windows to rear aspect, fitted carpet, pedestal wash hand basin and radiator.

## Bathroom

9'8" x 5'11" (2.969 x 1.825)

Obscure window to side aspect, bath with mixer/shower handset, vanity wash hand basin, fitted carpet and radiator.

## Separate W.C.

Radiator and small window.

## Rear Garden

124'11" x 39'0" approx (38.10m x 11.89m approx)

Secluded rear garden with patio area, lawn area, shrub borders and mature trees including some fruit trees. Timber shed and side gated access.

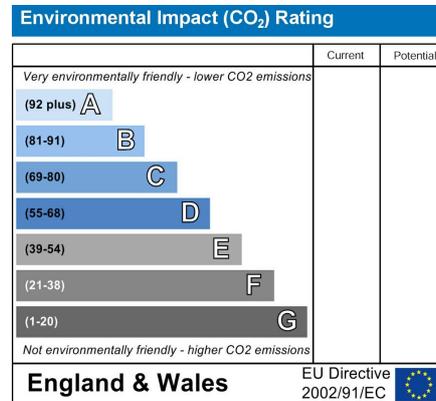
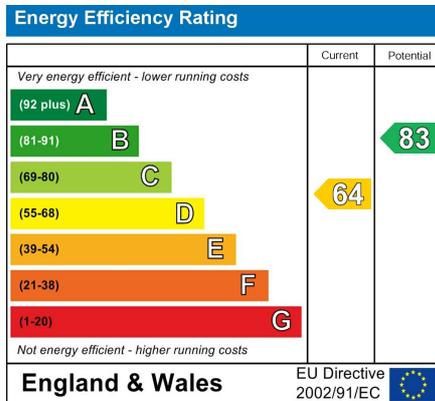
## Disclaimer

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Approximate Gross Internal Area  
2950 sq ft (275 sq m)

Excludes floorplan measurements, are approximate and are for illustrative purposes only. Measurements are taken to the face of partition walls and columns, except for window reveals which are taken to the inner edge of the frame. Measurements are subject to necessary variations. ©2019 Peter Andrews Ltd.

**Peter Andrews**  
Architects & Surveyors