



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC



william rose

Honey Tiles, Monkams Drive

Approximate Gross Internal Floor Area : 168.10 sq m / 1809.41 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Honeytiles, Monkams Drive, Woodford Green, IG8 0LJ

Offers In Excess Of £1,000,000

- 4 bedrooms
- Carriage driveway
- Close to popular schools
- Popular location
- No chain
- Detached
- Ground floor bedroom with en-suite
- Monkams Estate
- Mature rear garden
- Close to station and shops

## Monkhams Drive, Woodford Green IG8 0LJ

**\*IN NEED OF MODERNISATION\*** Located on the popular Monkhams Estate is this attractive 4 bedroom detached house. Situated on a desirable road close to popular schooling, Epping Forest and Central Line station makes this an ideal family home.



Council Tax Band: G



**\*IN NEED OF MODERNISATION\*** Located on the exclusive Monkhams Estate, Monkhams Drive is one of Woodford Green's most popular residential roads. This detached family home is being sold for the first time since being built circa 50 years ago.

Once inside you have the entrance hall leading to main reception room, a bedroom with en-suite shower room which has a multitude of uses - another reception room/guest suite/accommodation and the fitted kitchen which has a door to the garden. The main reception room is a good space and leads into a dining room which in turn gives access to the conservatory. The first floor comprises four bedrooms, a bathroom and separate WC.

The exterior offers a carriage driveway providing off street parking. There is side access to the rear garden which offers a paved patio and lawn to borders.

There is scope to further develop the property subject to planning consent and is offered chain free.

Monkhams Drive is a much sought after road and provides the perfect balance of local amenities and leafy green areas all within a few minutes' walk. There is an excellent choice of top-quality state and private schools nearby. The property is a short walk to Woodford Broadway, with its independent shops, cafes and restaurants as well as Woodford tube station, with easy access to London via the Central Line. The M25 & M11 junctions are also within easy reach. There are many open green spaces - Knighton Woods and Epping Forest are a walk away. This is a unique property and the ideal choice for a buyer, who is looking for the perfect family home who wants to put their own stamp onto it.

London Borough Of Redbridge - Band G  
EPC - D

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.