

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



william rose
Monkams Avenue

Approximate Gross Internal Floor Area : 240.50 sq m / 2588.72 sq ft
(Excluding Garage, Eaves Storage & Store Room)

Garage & Store Room : 33.30 sq m / 358.43 sq ft

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



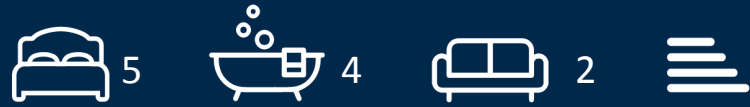
61 Monkams Avenue, Woodford Green, IG8 0EX

Guide Price £1,750,000

- Five Bedrooms
- Original Features Throughout
- Close to Station + Amenities
- Approx. 131ft Garden
- Four Bathrooms
- Semi-Detached
- Well Proportioned Bedrooms
- Edwardian
- Two Reception Rooms
- Close to Schools

61 Monkams Avenue, Woodford Green IG8 0EX

Rare to the market is this spectacular five bedroom Edwardian period home located in the heart of the exclusive Monkams Estate. The property is full of character and a beautiful rear garden, garage and off street parking. Close to station and popular schooling.



Council Tax Band: G



Guide Price £1,750,000 - £1,850,000

If you are looking for period features, this house will truly take your breath away! Situated on the exclusive Monkams Estate, Monkams Avenue is one of Woodford Green's premier residential roads. This impressive five bedroom semi-detached Edwardian property is very rare to the market and offers many period features throughout such as its windows, fireplaces, flooring, decorative coving and cornices.

The internal living accommodation spans over 2,500 sq. ft (excluding the garage and out-buildings) and retains many of its original features typical of the Edwardian period. As you enter the property you will be greeted by a spacious entrance hallway leading to a charming reception room and a further separate reception room (formerly the dining room) with doors opening onto the rear garden. The kitchen is open plan leading into the current dining area of the property and further benefits from a separate utility room. Accessible via the laundry room is the boot room which connects the property to its substantial garage which measures to 25'11ft x 9'4ft, store room and an outside toilet. Four spacious bedrooms and three bathrooms (Inc. two en-suites) occupy the first floor. The second floor consists of a light & airy master bedroom with a dressing area, en-suite shower room and a marvellous aspect from the Juliette balcony overlooking the rear of the property. To the front of the property there is a large front garden, pathway leading to the front door and off-street parking in front of the detached garage (there is also scope to create further parking via extending the size of the driveway). To the rear, the garden is very private and a thing of beauty measuring to approx. 131ft x 40ft and has been well maintained by its current owners with its mature trees and shrubs making it the perfect space for entertaining.

It is also important to note the huge amount of potential for enlarging the footprint of the existing property which of course would be subject to obtaining the necessary consents from the local authority. There is the opportunity to extend substantially to the side & rear which would make this magnificent family home one of the most impressive properties on the road. The current

owner is in the process of a planning application to extend the property if a perspective client would be interested adding to the property in the near future.

Monkams Avenue 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 5 minutes 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.

EPC Rating: D

Council Tax Band: G (London Borough of Redbridge)

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.