



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, IG8

Approximate Gross Internal Floor Area : 210.61 sq m / 2267 sq ft
Garage/ Eaves Storage : 20.46 sq m / 220 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 12/5/2024



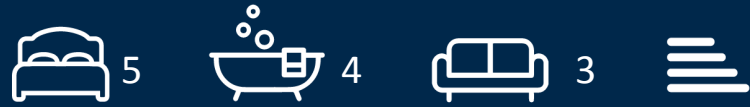
101a Monkams Avenue, Woodford Green, IG8 0ER

Asking Price £1,400,000

- 5/6 bedroom detached house
- 3 reception rooms
- Close to station
- Close to popular schooling
- Ground floor W.C
- Monkams Estate
- Garage and off street parking
- Attractive rear garden
- Based over 3 floors
- Large kitchen diner.

101a Monkams Avenue, Woodford Green IG8 0ER

Set within the sought-after Monkams Estate, this exceptional detached house boasts 5/6 bedrooms and is impeccably maintained. The property offers ample accommodation over 3 floors and is an ideal family home. Offers a show stopping rear garden and off street parking.



Council Tax Band: F



This charming detached residence boasts versatile living spaces spread across three levels, enhanced by a delightful sunlit garden and an enviable location.

The ground floor features an inviting entrance hall with access to garage, a convenient guest cloakroom, a spacious living room adorned with a striking fireplace and garden-accessible doors, along with an elegant dining area. The kitchen breakfast room offers ample storage with fitted cupboards, integrated appliances, a breakfast bar, and easy access to the side entrance. Additionally, a sun room graces this level, featuring a lofty vaulted ceiling and garden-facing doors.

Ascending to the first floor reveals three generous double bedrooms and master bathroom, two of which boast en suite shower rooms, alongside a family bathroom and a study complete with fitted units. The second floor introduces two more double bedrooms, a dressing room, and another bathroom, presenting the potential for a self-contained flat conversion. One of these bedrooms is currently being used as an office/TV room.

Approached via a gravel driveway leading to an integral garage, the property also offers side access to the south-facing rear garden, stretching approximately 78 feet. The outdoor space encompasses a paved sun terrace, a lush lawn, a timber-built garden shed, and meticulously tended flower beds.

Monkams Avenue enjoys a tranquil setting within reach of local amenities and verdant spaces. Nearby Broadway and High Road offer a variety of shops, cafes, and restaurants, while Woodford Central Line station provides convenient access for commuters. The M25 and M11 junctions are also easily accessible. Families will appreciate the area's excellent selection of both private and state schools, with numerous green spaces such as Knighton Woods and Epping Forest nearby for outdoor enjoyment.

E.P.C Rating: D
Council Tax: Band: F (Redbridge Council Borough)
Freehold

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.