

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

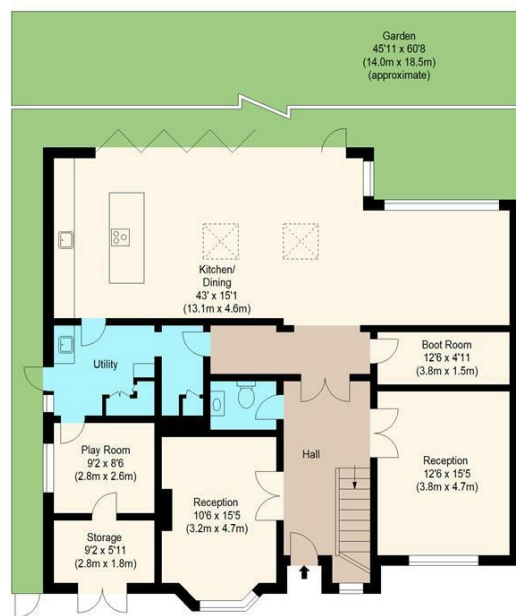
## EPC Rating

D

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			

57

84



Ground Floor



First Floor



Second Floor

william rose  
Monkams Avenue, IG8

Approximate Gross Internal Floor Area : 254.68 sq m / 2741 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: 5/3/2024



87 Monkams Avenue, Woodford Green, IG8 0ER

Price Guide £1,500,000

- 5 bedroom extended semi detached
- Close to Station
- Luxury kitchen diner
- Attractive garden
- Utility room
- Stunning condition
- Off street parking
- Monkams Estates
- Many special features
- Close to good schooling



# 87 Monkams Avenue, Woodford Green IG8 0ER

This stunning 5 bedroom, 3 bathroom detached family home is located on one of Woodford's prestigious locations. The property offers fantastic sized accommodation and benefits from a stunning extension overlooking and beautiful landscaped rear garden. Finished to a exceptional standard.

 5

 3

 4

 D

Council Tax Band: G



Guide Price £1,500,000 - £1,650,000

Located on the exclusive Monkams Estate is Monkams Avenue which is widely known as one of Woodford's premier residential family roads. This stunning five bedroom semi detached family home has been extensively renovated and extended by the current owners to the highest standard with no expense spared. The contemporary living works really well with the wealth of features running through this captivating home. The property has been tastefully designed and is one of its kind, a true gem.

The property has been extended to the rear to make a generous size luxury kitchen diner with a grand island and family lounge area. This space is a real show stopper with full height bi-folding doors, sky lights and corner feature window bringing in plenty of natural light. This luxury kitchen offers many features, just to name a few - hot & water tap, pop up extractor in island and induction hob, double fridge freezer and wine cooler.

Upon entering the property, you are greeted by a beautiful reception hall with feature herringbone flooring running through into a reception room with wood panelling. There is a further lounge with eye catching panelled ceiling and sunken TV. The ground floor also benefits from having an utility room, ground floor W.C, play room, boot room and ample storage. Running through the house there are many special features with its build in speaker system, underfloor heating, feature lighting, lusso bathroom fixtures, 4k high definition cameras and luxury custom curtains . Located on the first floor there is a galley landing with a stunning turning staircase. There are four bedrooms on this floor, modern en suite shower room and luxury family bathroom. There is a further bedroom located on the top floor via stairs off bedroom one, the top floor is currently being used as a dressing room and luxury suite.

The delightful rear garden, which is very secluded in this tranquil setting, includes a patio area with cosy seating area under an extended roof. The garden flows into artificial lawn surrounded by attractive fencing and lighting. To the front of the property there is off-street parking with side access

and driveway lights.

Monkams Avenue is a quiet residential road within easy access of local amenities and leafy green areas. There are also local shops, cafes and restaurants at the nearby Broadway and High Road. This sought after location is within walking distance of Woodford Central Line station, perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it is good schools that you are looking for, this area offers an excellent choice of both private and state schools, making this beautiful home ideal for a family to settle down in. There are many open green spaces within a short walk such as Knighton Woods and Epping Forest where the whole family can enjoy the great outdoors.

E.P.C Rating: D  
Council Tax: Band: G (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