



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
Knighon Lane

Approximate Gross Internal Floor Area : 216.90 sq m / 2334.69 sq ft
(Excluding Cellar)

Cellar Area : 26.20 sq m / 282.01 sq ft

Total Area : 243.10 sq m / 2616.70 sq ft (Including Cellar)

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



12 Knighton Close, Woodford Green, IG8 0NU

Guide Price £1,250,000

- 4 bedroom house
- Cul de sac location
- Basement
- Surrounding rear garden
- Close to popular schooling
- Detached
- Self contained annex
- Monkams Estate
- Bright and spacious
- Chain free

12 Knighton Close, Woodford Green IG8 0NU

Guide Price £1,250,000 - £1,350,000 Located on the popular Monkams Estate is this attractive 4 bedroom detached house which has a self contained annex. Situated in this quiet residential cul de sac makes this an ideal family home. Close to popular schooling, Epping Forest and Central Line station.



Council Tax Band: G



Guide Price £1,250,000 - £1,350,000

Knighton Close is located on the exclusive Monkams Estate and is widely known as one of Woodford Green's premier residential family roads. This beautiful home is in an ideal position for a family to settle down and enjoy the substantial benefits of living in quiet road.

This attractive detached four bedroom house off-street parking to the front. Once inside the house, there is an entrance hall which leads to the large main reception room, ground floor WC, dining room and modern kitchen which is a bright room with views onto the garden. There is self-contained annex which offers a bedroom and lounge along with a large shower room which could be idea for a relative or older child or can be brought into the main house. Upstairs there are four bedrooms with the master bedroom having an en-suite and a modern family bathroom.

There is a basement which can be accessed from inside the property and from the garden.

To the rear of the property, you have a secluded garden with lawn and shrub borders. There is side access to the property.

Offered chain free.

Knighton Close is a quiet cul-de-sac road providing the perfect balance of privacy, good local amenities and leafy green areas. Nearby, there are shops, cafes and restaurants in The Broadway and on The High Road. There are many open green spaces within a short walk such as The Green, Knighton Woods and Epping Forest where the whole family can enjoy the great outdoors.

Located on this sought-after road, you are within a short stroll to Woodford Central Line Station which is perfect for your commute. Access to the M11 & M25 are also within easy reach. If it is good schools that you are looking for, there is an excellent choice for many popular private and state schools which are located close by.

London Borough Of Redbridge - Band G

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.