

## 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**  
Queens Avenue

Approximate Gross Internal Floor Area : 249.70 sq m / 2687.74 sq ft  
(Excluding Eaves Storage)

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



10 Queens Avenue, Woodford Green, IG8 0JE

Asking Price £1,650,000

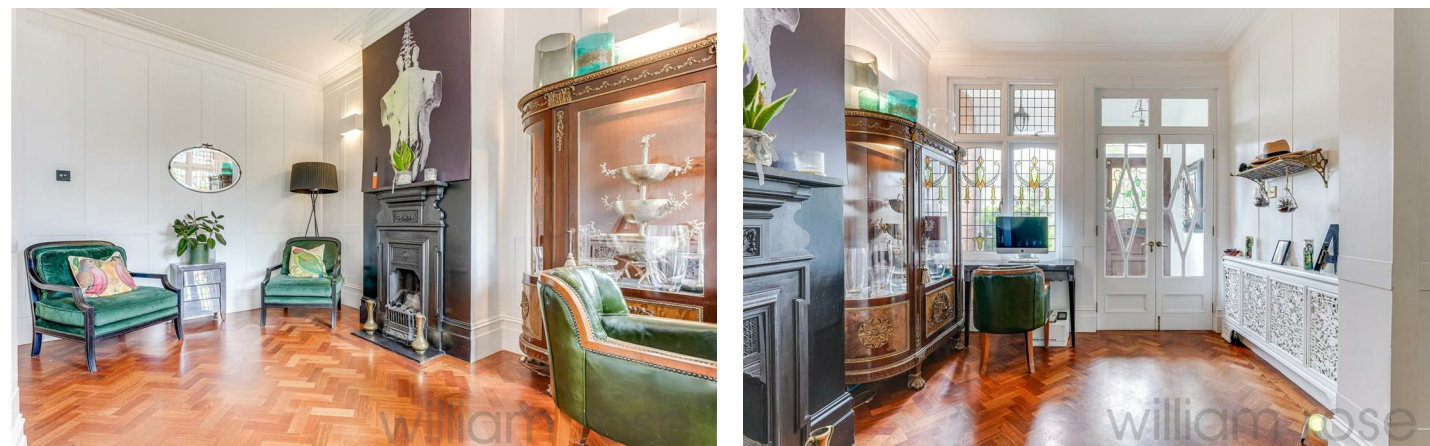
- 5 bedroom extended semi detached
- Exclusive road
- Large rear garden
- Stunning reception hall
- 3 floors
- Edwardian property
- Off street parking
- En suite shower room
- Close to station
- Full of features

# 10 Queens Avenue, Woodford Green IG8 0JE

Ideally located in the ever popular Monkams Estate is this fabulous 5 bedroom Edwardian semi detached house offering a large garden and over 2680 sqft of immaculately presented internal space finished to a high standard. Queens Avenue is an exclusive road and close to popular schools and local woodland.



Council Tax Band: G



Located on the exclusive Monkams Estate, Queens Avenue is one of Woodford Green's premier residential roads. Property down this road are very rare to the market.

This Edwardian 5 bedroom semi-detached property is in spectacular condition throughout and finished to the highest standards. It has been lovingly renovated and boasts many of the original features, including panelling, feature leaded colour light windows, solid wood parquet flooring and coving throughout and feature fireplaces all of which work perfectly with the contemporary finish.

The house has been extended to create a substantial, bright and airy family home in excess of 2600 sq ft. The accommodation is based over 3 floors.

The ground floor flows really well and benefits from a panelled reception hall, which creates an impressive entrance to the house.

It comprises a front dining room with bay window, ground floor cloak room, lounge with full height doors and feature windows to the conservatory. The kitchen stretches 19ft long with utility room. The Amdega conservatory is a beautiful seating/dining area with its pitched glass roof. Both the kitchen and conservatory has limestone flags flooring.

This extensive area overlooks the garden, which can be accessed via double doors a family size patio area.

Located on the first floor, off a good size landing, are 4 very attractive bedrooms with en suite shower room off the master. There is a further modern family bathroom.

The staircase leads up to the top floor, which offers a spacious bedroom and excellent storage. This floor could easily be converted into one master suite as there is a 13ft storage room off the landing.

The 150ft garden is a true show stopper with lawn areas, water feature, mature shrubs and trees to borders. The spacious patio is perfect for hosting large family get togethers or drinks for a few friends.

This unique, attractive and substantial family home has side access, new shed also benefits from off street parking with a recently finished slate and granite finish, the front wall was rebuilt with original clinker.

Queens 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 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 the discerning buyer, who is looking for the perfect family home

London Borough Of Redbridge - Band G  
EPC - E