

Directions

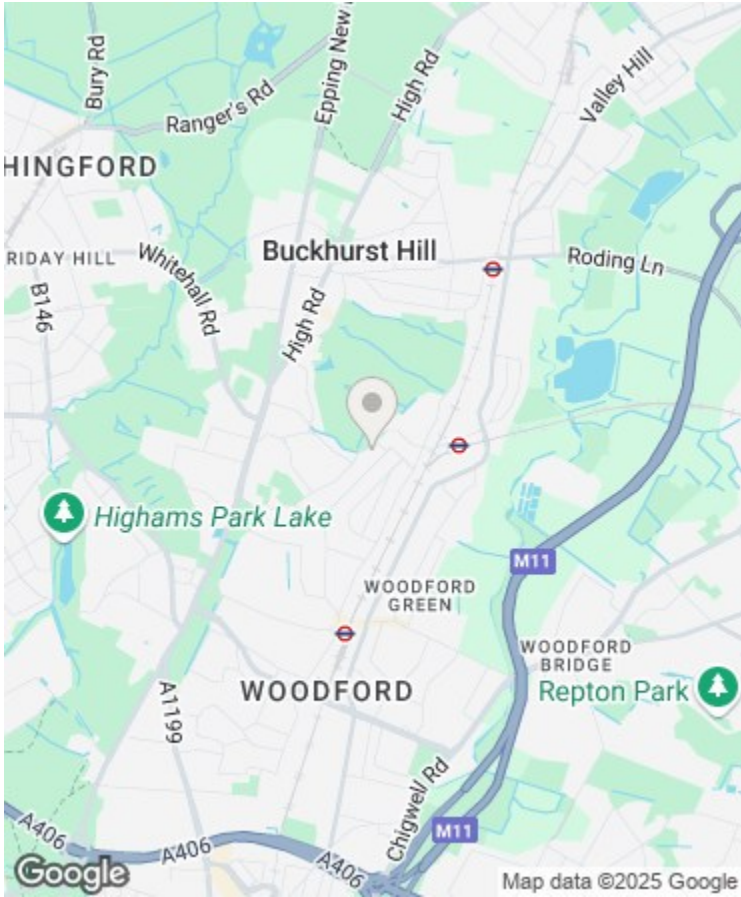
Viewings

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	64	79
(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 Lane

Approximate Gross Internal Floor Area : 176.80 sq m / 1903.05 sq ft

(Excluding Annexe & Garage)

Annexe & Garage : 35.10 sq m / 377.81 sq ft

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



145 Monkams Lane, Woodford Green, IG8 0NW

Offers Over £1,200,000

- Detached four-bedroom house originally built in 1890,
- Three inviting reception rooms,
- Three bathrooms including a master en-suite,
- Beautifully maintained, private two-tiered rear garden, stretching over 100 feet with mature trees and shrubs,
- Convenient access to Woodford Central Line stations, perfect for commuters
- Sought after Monkams location,
- Expansive open-plan kitchen-diner with French doors and oversized skylight,
- Fully powered detached annex with garage, gym and bathroom,
- Separate garden studio, currently an art studio, ideal for a variety of uses,
- Located opposite 130-acre Knighton Woods

145 Monkams Lane, Woodford Green IG8 0NW

This stunning detached four-bedroom house, originally built around 1890 as a gatekeeper's residence for Epping Forest, beautifully combining character with modern luxury. Boasting approximately 2,200 square feet of living space (including annexe and garage), this property has been thoughtfully developed and extensively modernised to offer a spacious and versatile family home.

 4

 3

 3

 D

Council Tax Band: G



Upon entering, the ground floor presents three inviting reception rooms, each perfect for relaxation and entertaining. The expansive open-plan kitchen-diner serves as the heart of the home, creating a bright, welcoming space that seamlessly blends style and functionality. The house also features three bathrooms, including a master en-suite, ensuring both privacy and convenience. All four generously proportioned bedrooms provide ample space for family living, with each room offering a peaceful and comfortable retreat. In addition to the main house, the property includes a fully powered, detached annex, ideal for guests, a home office, or additional living space. A separate garden studio, currently being utilised as an art studio, further enhances the property's versatility, providing additional outside space which would be perfect for a multitude of uses such as an office. The house is set within beautifully maintained gardens, with a two-tiered rear garden stretching over 100 feet. Surrounded by mature trees, flowers, and shrubs, this serene outdoor space offers the perfect retreat for relaxation and outdoor entertaining. The exterior also has the advantage of a large pebble driveway providing ample parking for up to five cars making it ideal for a large/growing family. The striking timber and render gable façade is complemented by bay windows that frame picturesque views of the lush greenery at the rear. A charming original stable door, complete with a pull chime, opens beneath a welcoming storm porch, setting the tone for the character-filled interiors beyond. Inside, the drawing room exudes vintage charm, with beautifully preserved timber details, original floorboards, and an intricately designed wood-panelled ceiling. A striking exposed chimney breast serves as a bold focal point. The second reception room, currently used as a home office, features exposed brickwork and large windows that provide ever-changing seasonal views of Knighton Woods, creating an inspiring environment for work or study. Further into the home, you'll find a convenient separate WC and a sky-lit utility room, fully fitted to provide both practicality and ease. A third reception room offers additional living space, ideal for entertaining or family relaxation. The expansive kitchen-diner is bright and airy, with French doors leading out to the garden and a large skylight that floods the room with natural light. The cream floor tiling adds a touch of elegance, while the rustic timber breakfast bar creates a warm, inviting atmosphere. The pastel green cabinetry adds a fresh and charming aesthetic, perfectly blending style with functionality. The detached annex is a versatile addition to the property, with the front portion currently used as a garage. The rear section is a fully equipped gym, complete with its own bathroom, making it an ideal self-contained space for fitness enthusiasts or

other potential uses. Upstairs, the four well-appointed bedrooms are all generously sized. The master suite is a self-contained retreat, with a private hallway leading to a luxurious en-suite shower room. The room also features fitted wardrobes and elegant window shutters. The loft is fully boarded, providing additional storage space with easy access via a hatch and ladder. The modern family bathroom is designed with a freestanding bath and a separate shower cubicle.

Monkams Lane, located in the highly sought-after area of Woodford Green, offers a perfect blend of suburban tranquillity and urban convenience. This charming residential street is lined with beautiful period homes, many of which are set within expansive plots, providing a peaceful and picturesque setting. Residents enjoy direct access to the 130-acre Knighton Woods, offering scenic walks, wildlife, and outdoor recreation just on the doorstep. Woodford Green is a popular area for families, with highly regarded schools, both private and state, nearby. The local amenities include a selection of shops, cafes, and restaurants, while the vibrant town of Woodford is just a short distance away, offering a wider range of services. With excellent transport links, including proximity to Roding Valley and Woodford Central Line stations, commuting into central London is both quick and convenient. The area's blend of green spaces, good schools, and accessibility to the city makes Monkams Lane an ideal location for families and professionals alike.

Property Information / Disclaimer

FREEHOLD
EPC Rating: D
Council Tax 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.