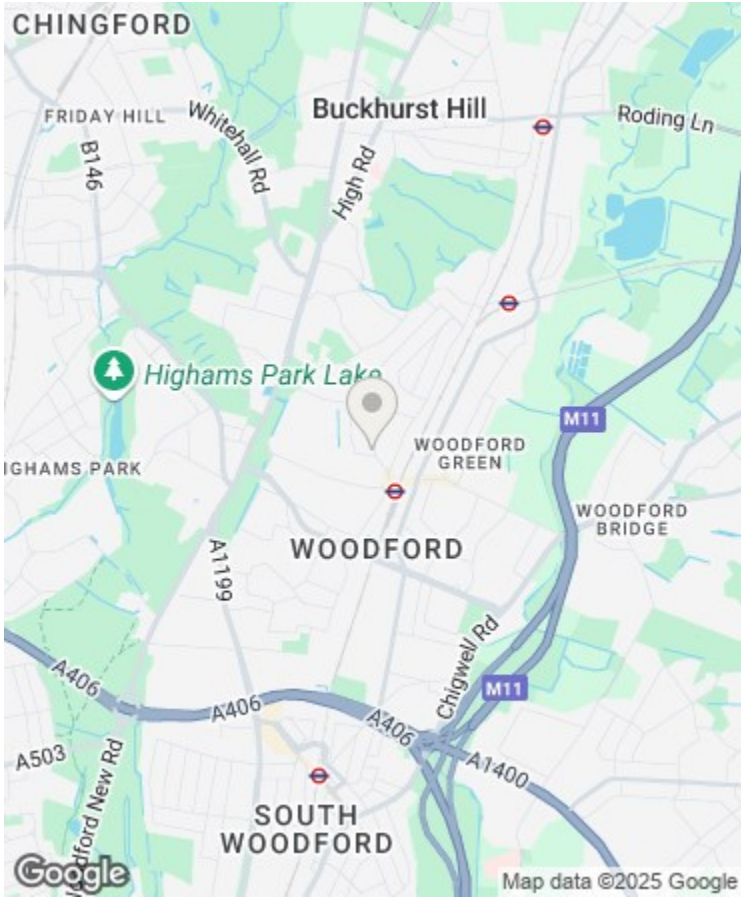




Directions

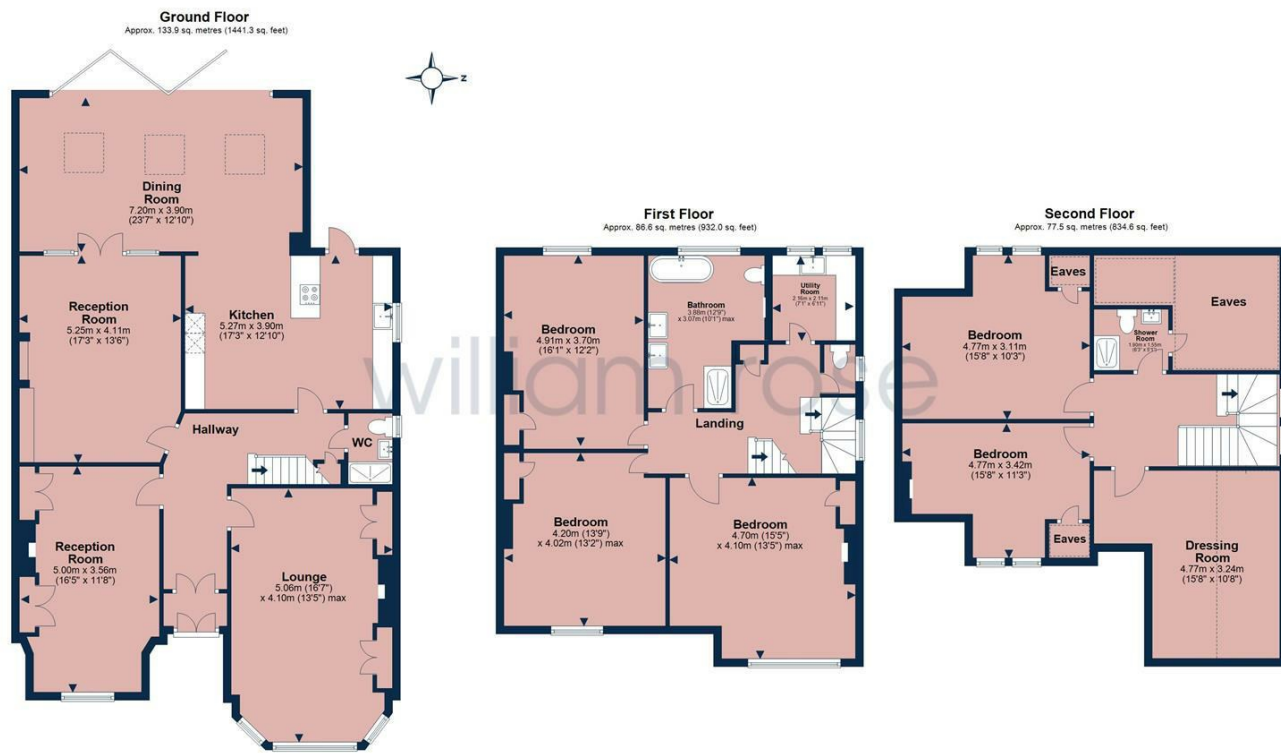
Viewings

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

EPC Rating

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		35	58
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 298.0 sq. metres (3208.0 sq. feet)
Monkhams Drive



5 Monkams Drive, Woodford Green, IG8 0LG

Offers In Excess Of £2,000,000

- 5 bedroom family house
- Stunning condition throughout
- Extended
- Large landscaped rear garden
- 3 reception rooms plus kitchen diner
- Edwardian
- Short walk to Woodford Station
- Close to popular schooling
- 3200 sqft based over 3 floors
- Full of period features

5 Monkams Drive, Woodford Green IG8 0LG

A rare opportunity and ideally located in the ever popular Monkams Estate is this spectacular 5 bedroom Edwardian semi detached house. Monkams Drive is an exclusive road, close to popular schools and station

 5

 3

 4

 F

Council Tax Band: G



Located in the exclusive Monkams Estate, Monkams Drive is one of Woodford Green's most prestigious residential roads. This beautifully presented Edwardian five-bedroom, double-fronted semi-detached property is in exceptional condition, showcasing meticulous attention to detail and a perfect blend of original character and modern finishes. The home has been thoughtfully renovated and retains many period features, including wood-strip flooring, panelling, sash and feature windows, and intricate coving throughout, all harmoniously complementing the contemporary updates. The property has been thoughtfully extended to offer a spacious, light-filled family home that spans over three floors, providing over 3200 sqft of living space. As you step inside, you're welcomed by double doors with stunning leaded glass windows, leading to a grand reception hall with stylish tiled flooring—setting the tone for the rest of the home.

The ground floor flows seamlessly, featuring a front reception room with an eye-catching moulded ceiling, ornate bay window, and a marble fireplace. Two additional reception rooms further enhance the home's charm, each boasting unique features and statement fireplaces. At the heart of the home, a full-width extension houses a luxurious kitchen-diner, which opens to a spacious family room bathed in natural light through skylights and bi-folding doors. This level also includes a modern shower room and additional storage space.

Ascending the staircase, you are greeted by a breathtaking stained-glass feature window, allowing light to flood the reception hall and landing. On the first floor, you'll find three generously sized bedrooms, a beautifully appointed family bathroom, a separate W.C., and a convenient utility room. The top floor offers two more spacious bedrooms, a modern shower room, and a versatile adjacent room that can be used as a dressing room, cinema room, office, or playroom—ideal for additional storage. This floor also offers the potential to be converted into a luxurious master suite. The property is complemented by a stunning landscaped west facing rear garden, which is nothing short of impressive, with expansive lawn areas, mature trees, and shrubs lining the borders.

The large patio, accessible from both the kitchen and family room, is perfect for hosting gatherings, whether large family celebrations or intimate BBQs with friends. This unique family home also benefits from side access and off-street parking for several vehicles.

Monkams Drive is a highly sought-after road that offers the perfect balance of local amenities and tranquil green spaces, all within walking distance. Top-rated state and private schools are nearby, and Woodford Broadway, with its independent shops, cafés, and restaurants, is just 2 minutes walk away, as well as Woodford tube station which provides excellent transport links to London via the Central Line, and the M25 and M11 junctions are easily accessible. Additionally, beautiful open spaces like Knighton Woods and Epping Forest are just a short stroll away. This exceptional property offers the ideal home for the discerning buyer looking for the perfect family retreat.

Property Information / Disclaimer
FREEHOLD

Council Tax Band: Redbridge 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.