



Little Monkams, Monkams Lane,
Woodford Green, IG8

BUTLER & STAG

Indicative Visualisation



Self-build opportunity for a 5 bedroom detached house

A rare and exciting opportunity to secure a plot of land, with the added benefit of full planning permission to build a family home on the prestigious Monkham's estate.

Planning permission has been granted to build an exceptional five bedroom detached family home. The accommodation has been meticulously designed throughout and offers 3660 sq ft GIA of internal living space, plus a garage of 355 sq ft GIA.



Freehold

- A rare self build opportunity on the prestigious Monkham's Estate
- The total proposed GIA is 4015/ 373 sqm
- CGI of proposed house
- Planning permission has been granted to build an exquisite five bedroom family home
- The plot size is circa 0.3 acres (stls)

The proposed home is arranged over three floors and comprises:

Ground floor;

Entrance Hall
 Formal Living Room
 Study
 Library/ Games Room
 Guest Cloakroom
 Living/ Dining/ Kitchen
 Utility
 Garaging

First Floor;

Three large double bedrooms, two with en-suite bathrooms and dressing areas plus a family bathroom.

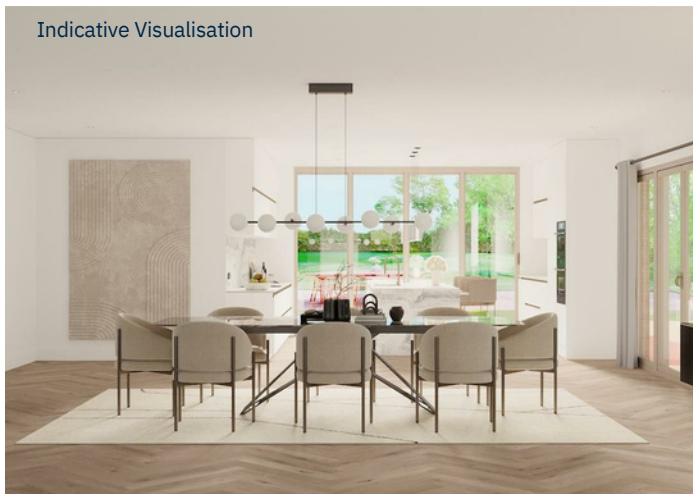
Second Floor:

Two large double bedrooms, both with en-suite shower rooms.

PLANNING PERMISSION

0078/24 – Planning permission granted to build a five bedroom detached family home (London Borough of Redbridge.)

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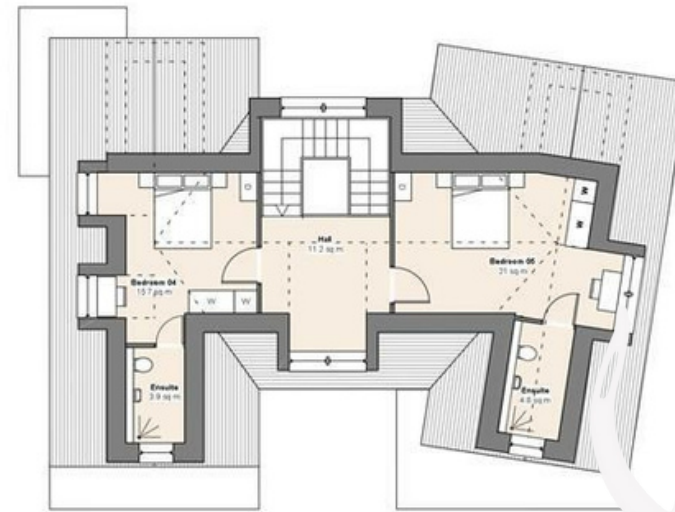


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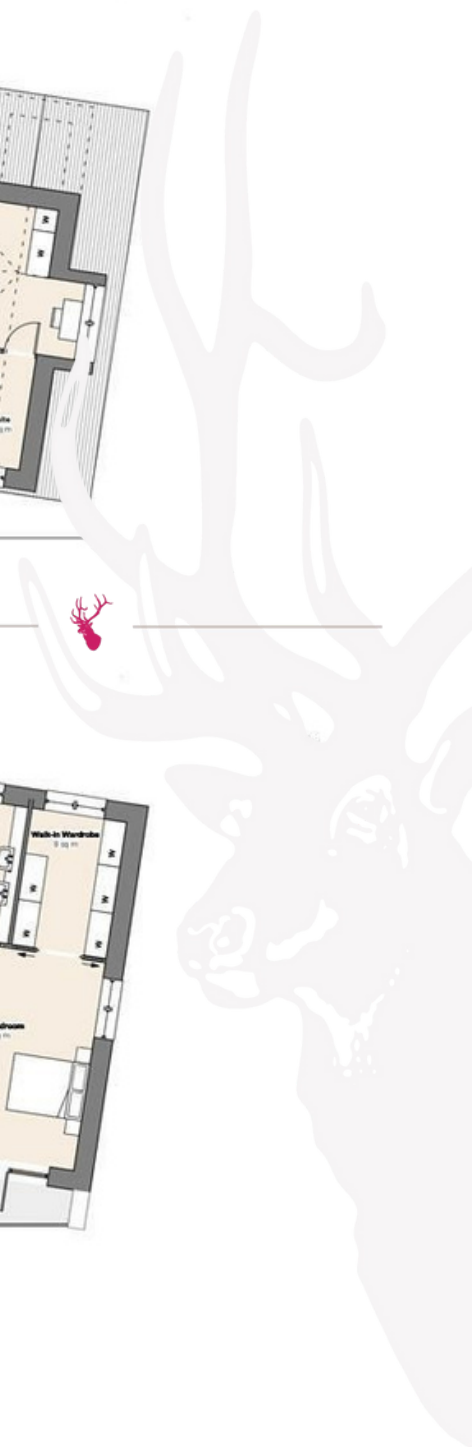
Proposed Ground Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan





IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

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