



Monkhams Lane, Woodford Green, IG8

BUTLER & STAG



**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 Monkhams' estate.**

**Planning permission has been granted to build an exceptional five bedroom detached family home. The accommodation has been meticulously designed throughout and offers 3896 sq ft of internal living space.**



**Freehold**

**Asking Price £1,250,000**

The proposed home is arranged over three floors and comprise:

Ground floor;

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

First Floor;

Three large double bedrooms with en-suite bathrooms and dressing areas

Second Floor:

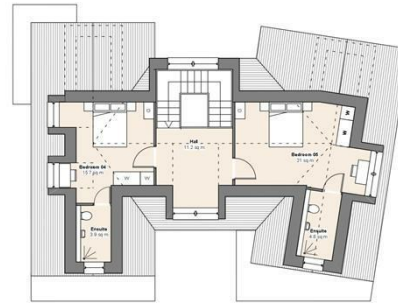
Two large double bedrooms, one with en-suite shower room  
Additional shower room

PLANNING PERMISSION

2526/23 & 0079/24– Planning permission granted to build a five bedroom detached family home.

Location





Prepared on behalf of Butler & Stag Land and New Homes

If you have any further questions please don't hesitate to contact us on the details below

**BUTLER & STAG**

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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.