

KINGS AVENUE,
WOODFORD GREEN,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Excellent Monkams Estate family home | Five bedrooms and two reception rooms | Kitchen and utility room | Potential to extend further (stpp) | No onward chain | Integral garage & parking for 2 cars | Sought after state & independent schools | Central Line at Woodford or Roding Valley close by | EPC rating tbc / Council Tax band F

Price Range
£850,000 to
£895,000



Offered to the market with no onward chain is this wonderfully positioned family home which offers five bedrooms, two reception rooms, garage and utility room, and enormous potential to both extend and improve. There is ample parking to the front and a rear garden measuring well in excess of 100ft in length.

Location

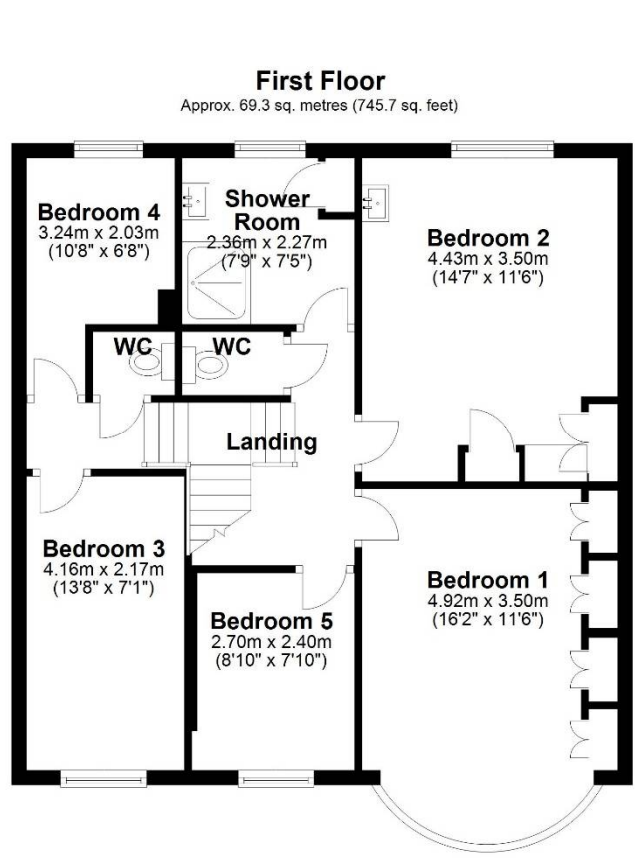
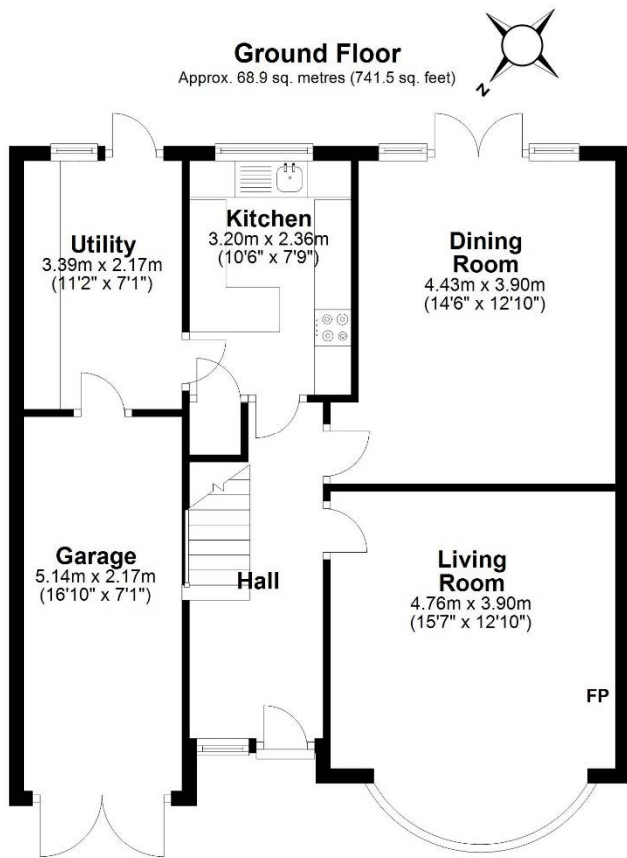
Woodford Green is a particularly sought after area due to its excellent state and independent schools, transport links and shops, with Epping Forest close by. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are easily reached. With Epping Forest on the doorstep, and a great selection of cricket, golf and tennis clubs along with a David Leisure Club in the area, you will never short of leisure pursuits.

Interior

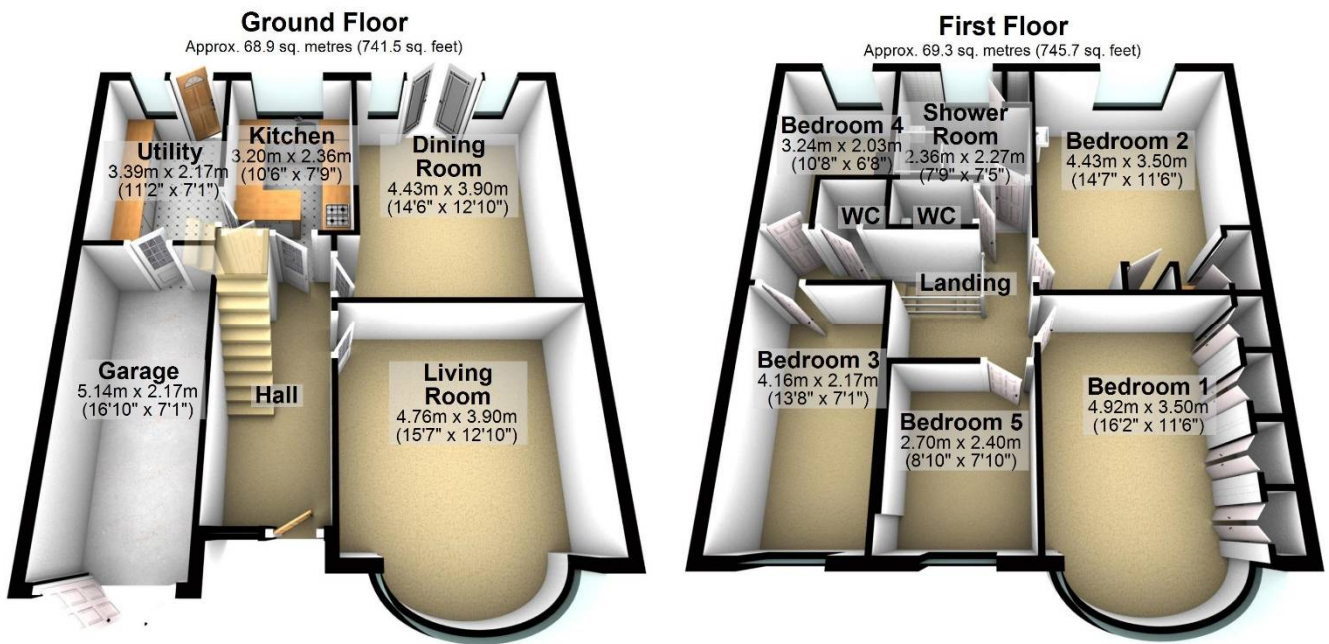
This five bedroom property offers close to 1,500 sq. ft. of accommodation commencing with a welcoming entrance hall with original Herringbone flooring. There are two generously proportioned reception rooms, the front lounge with a traditional bay window and feature fireplace, the rear dining room with a similar wooden floor and French doors opening to the rear garden. The kitchen is fitted with an extensive range of base & wall mounted units, with ample space for appliances and storage. Off the kitchen is a very handy utility room and this gives access to the integral garage. Perfect for any growing family. Upstairs are five well appointed bedrooms, with fitted wardrobes in the principal rooms, all served by a family shower room and two separate w/c's. Although the house offers excellent family space, looking at the neighbouring properties, there is still plenty of potential to extend the ground floor space and into the loft (subject to planning consent).

Exterior

The house sits on an excellent plot with ample space for 2/3 cars to park to the front, whilst also giving access to the garage. The rear garden is a real treat, some 120ft in length with mature shrub and tree borders, patio area, large summerhouse with sheds to the rear - perfect for any keen gardener to while away a few hours.



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 7th March, 2024