



WHERE STANDARDS MATTER

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Monkhams Lane, Woodford Green, London, IG8

Guide Price £800,000 to £825,000. ** **Three double bedroom character property ** ** Two reception rooms with reception hallway** **Ample scope to extend with the usual planning permission** **Needs total re-modernisation** **Popular Monkhams Estate** **Close to Woodford Broadway shops and central line underground station ** **Parking for 2 cars** **partial double glazing** **gas central heating** **Good sized rear garden** **EPC D** Council Tax Band E**

Guide Price £800,000 to £825,000 (F)



Monkhams Lane, Woodford Green, IG8

Formal Lounge



Reception Two



Reception/Hallway



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Monkhams Lane, Woodford Green, IG8

Bathroom

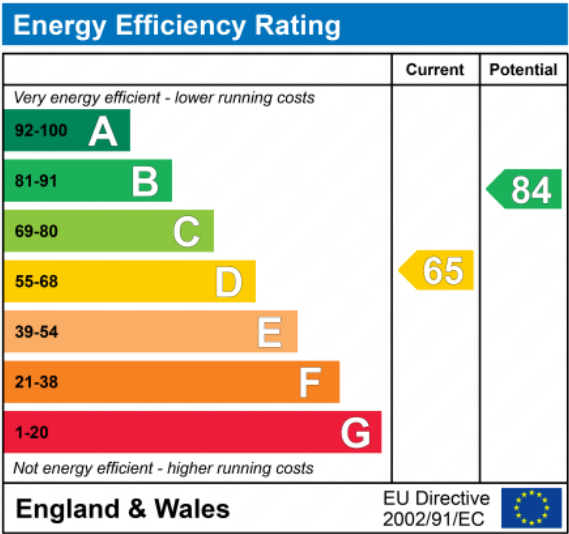


good sized rear garden



parking for 2 cars

partial double glazing

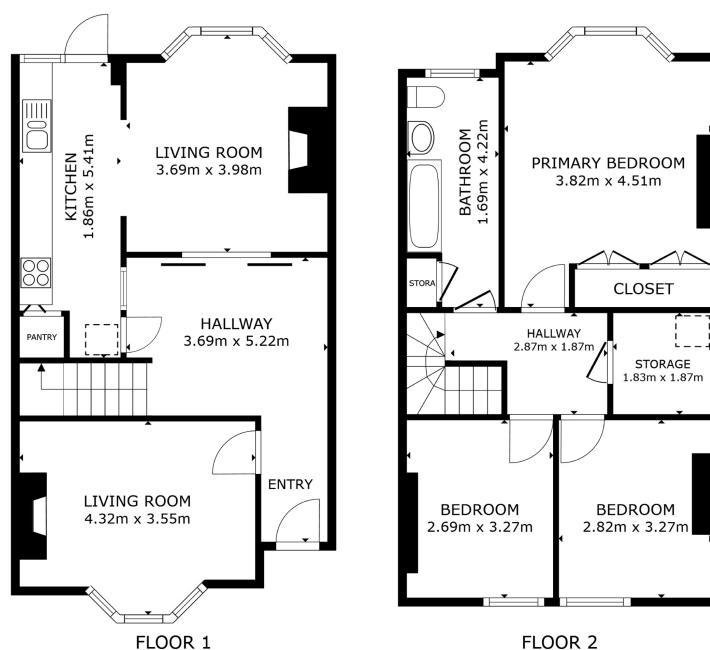


Guide Price £800,000 to £825,000. Located on the popular Monkhams Lane, in the heart of the prestigious Monkhams Estate, this early Victorian family home is nestled in between 4 similar charming properties and benefits from three double bedrooms and two reception rooms with a further reception hallway, good sized rear garden and off street parking for 2 cars. Other benefits include partial double glazing and gas central heating. The property is in need of modernisation with plenty of potential to extend, subject to the usual planning permission.

The property is enviably located for Woodford Broadway local shops bars and restaurants and Central line underground station. WELLS PRIMARY SCHOOL AND BANCROFT'S INDEPENDENT SCHOOL are easily accessible, together with Knighton Woods, A406 and M11.

It is becoming a rarity to find a property in this condition in this area and therefore an immediate viewing is recommended to avoid disappointment. EPC D, Council Tax Band E

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GROSS INTERNAL AREA
 FLOOR 1 54.7 m² FLOOR 2 55.5 m²
 TOTAL : 110.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.