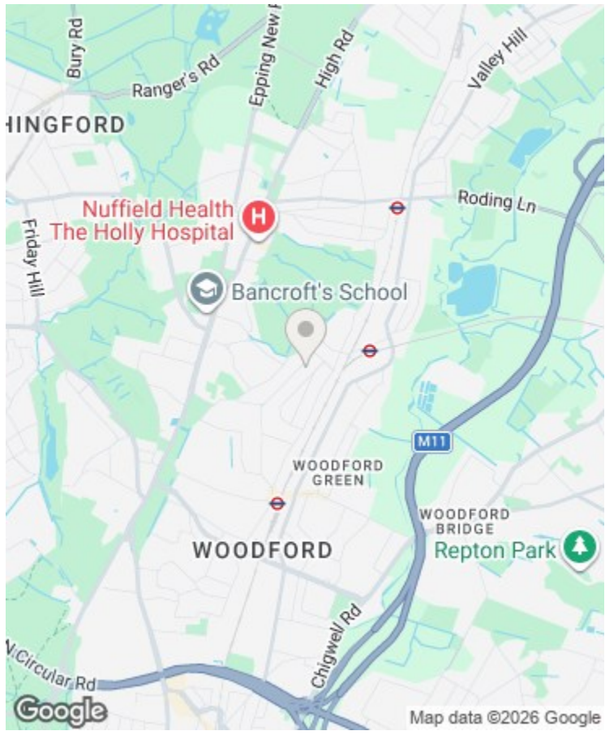
william rose



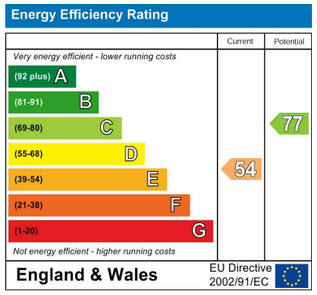
Directions

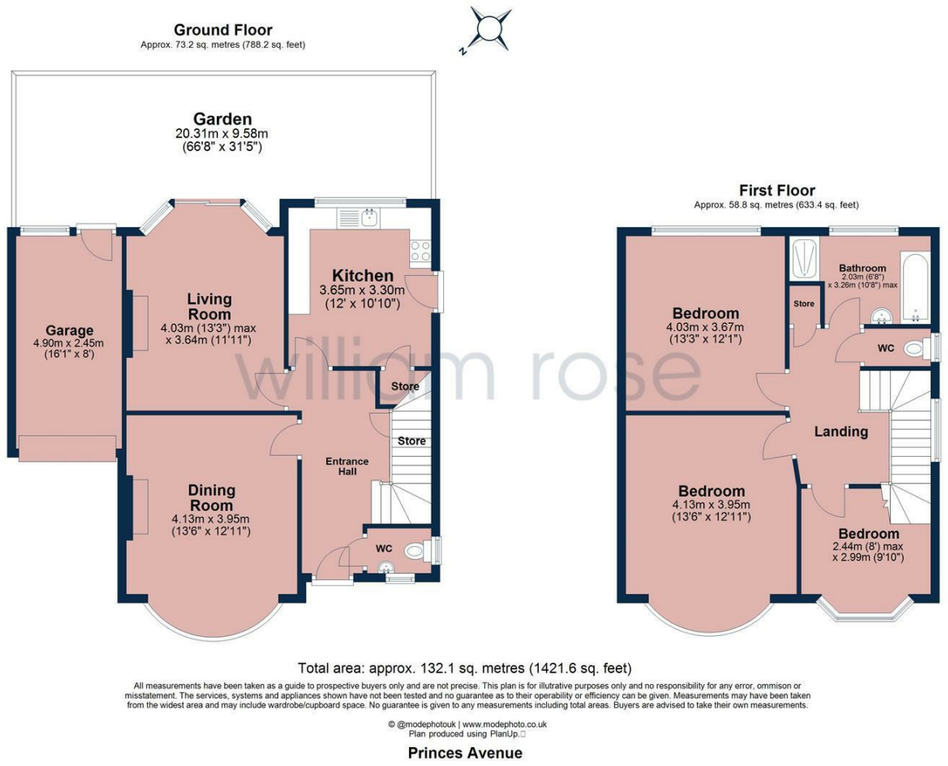
Viewings

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

EPC Rating

E





72 Princes Avenue, Woodford Green, IG8 0LP

Guide Price £1,150,000

- *SOLD BY WILLIAM ROSE*
- No chain
- Attractive garden
- Garage
- Close to popular schools
- Highly sought after road
- Full of potential
- Driveway
- Large reception hall
- Short walk to Knighton Woods

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A beautifully positioned three bedroom linked detached family home, set on the highly sought after Monkhams Estate, offering generous living space, a large frontage with driveway and garage, and excellent potential to extend (STP).

3 | 1 | 2 | E | Council Tax Band: G

Situated on a quiet, tree-lined residential road, this attractive home provides the perfect balance of peaceful surroundings and convenient access to local amenities, making it ideal for families.
Upon entering, you are welcomed by a spacious and inviting entrance hall, setting the tone for the accommodation throughout. The ground floor offers well proportioned and versatile living space, including a formal dining room to the front with a charming bay window, and a bright and spacious living room to the rear overlooking the stunning garden. The fitted kitchen is positioned to the rear and provides ample workspace along with a casual seating area, ideal for everyday family living. A convenient ground floor W.C and additional storage complete this level.

Upstairs, the property features a generous landing with large feature window which brings in huge amount of natural light, leading to three well sized bedrooms, all offering comfortable accommodation. The first floor also benefits from a family bathroom along with a separate W.C, adding practicality for busy households. In addition, there is access to a useful loft room, providing flexible space (STP). The property can be extended to the rear and side subject to the usual planning permissions.

Externally, the property enjoys a substantial rear garden, mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining. To the front, there is a large driveway providing off-street parking, along with access to a garage offering further storage or potential for conversion.
Princes Avenue is a prime residential turning within the prestigious Monkhams Estate, known for its family-friendly environment and attractive surroundings. The property is ideally located within easy reach of Woodford Central Line station, providing direct access into London, as well as convenient links to the M11 and M25.
The area is also renowned for its excellent selection of both state and private schools, making it particularly appealing for families. A variety of shops, cafes and restaurants can be found nearby on The Broadway and Woodford High Road, while the open green spaces of Knighton Woods and Epping Forest are just a short walk away, offering the perfect escape for outdoor leisure.

Property Information / Disclaimer

FREEHOLD

EPC Rating: E
Council Tax Band: Redbridge band 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.