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Residential Sales & Lettings

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# Monkhams Avenue, Woodford Green, IG8 0EY

## £1,350,000 Freehold

Nestled in the charming area of the ever popular Monkhams Estate, Woodford Green, this delightful semi-detached house, built in the 1920s is being sold CHAIN FREE and offers a perfect blend of character and modern living. With five spacious bedrooms plus an additional study/sixth Bedroom, this property is ideal for families seeking ample space to grow and thrive. The two large inviting reception rooms, spacious kitchen breakfast room provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

One of the standout features of this home is the impressive 135ft secluded rear garden, a true oasis for outdoor enthusiasts. This expansive space is perfect for children to play, for gardening enthusiasts to cultivate their green thumb, or for hosting summer barbecues with friends and family.

Additionally, the large frontage allows for parking at present for two cars although could easily be extended to accommodate further parking spaces, providing ease and accessibility for residents and visitors alike. The location in Woodford Green is highly sought after, known for its friendly community and excellent local amenities, including shops, schools, and parks and a few minutes walk of Woodford Central line station with a short commute into the City of London.

This semi-detached house on Monkhams Avenue presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant neighbourhood. With its generous living space, beautiful garden, and convenient parking, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

TELEPHONE OR EMAIL TO ARRANGE A VIEWING.

## Entrance Hallway
17'9" x 5'9" (5.42 x 1.76)

## Cloakroom

## Reception One ( Lounge )
13'9" x 13'3" (4.21 x 4.06)

## Reception Two (Dining Room)
18'10" x 11'3" (5.75 x 3.44)

## Kitchen Breakfast room
8'10" x 10'8" (2.70 x 3.26)

## First floor landing
16'8" x 2'11" (5.10 x 0.90)

## Bedroom One
16'11" x 11'1" (5.18 x 3.38)

## Bedroom Two
11'10" x 10'9" (3.63 x 3.30)

## En-suite shower room

## Bedroom Three
10'6" x 8'8" (3.21 x 2.66)

## Bedroom Four
8'7" x 10'5" (2.63 x 3.18)

## Family Bathroom
6'2" x 7'8" (1.88 x 2.35)

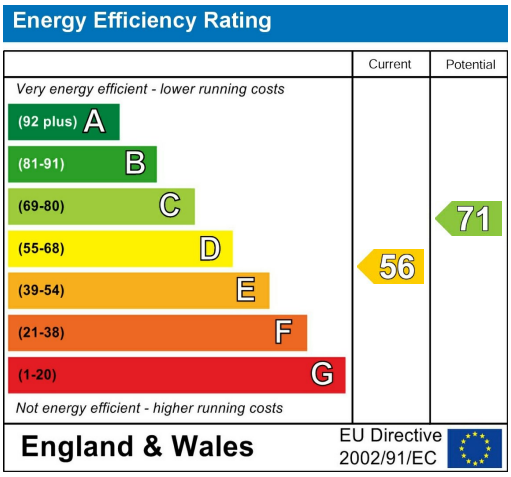
## WC
7'8" x 2'8" (2.36 x 0.83)

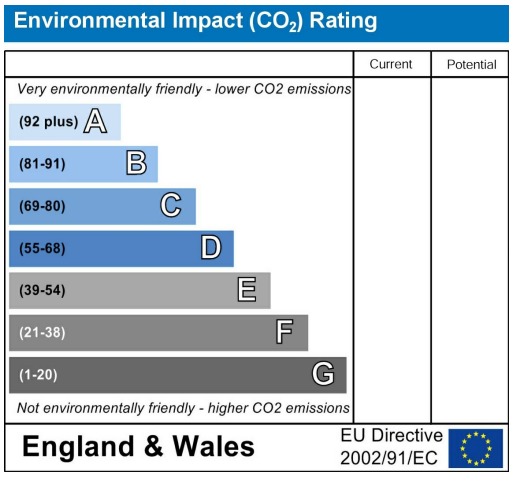
## 2nd floor Landing
2'10" x 2'9" (0.88 x 0.86)

## Bedroom Five
18'0" x 9'6" restricted height (5.50 x 2.90 restricted height)

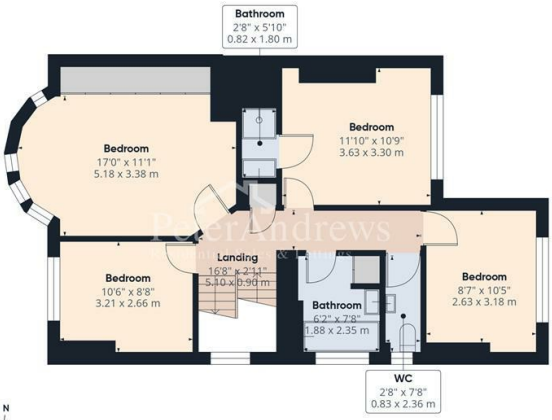
## Study / Bedroom six
8'6" x 9'6" restricted height (2.60 x 2.91 restricted height)

## Disclaimer
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.

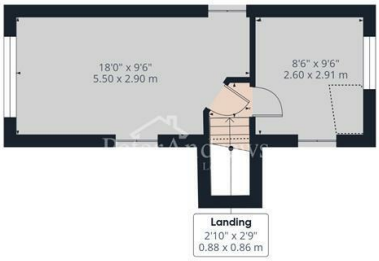

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
71
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Ground Floor




Floor 1




Floor 2

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**Approximate total area**(1)

1683 ft²

156.4 m²

**Reduced headroom**

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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