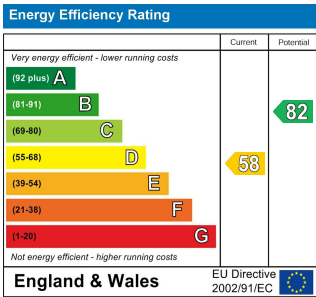




Total Area (Excluding Garage): 133.8 m² ... 1440 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## MONKHAMS AVENUE, WOODFORD GREEN

### Offers In Excess Of £1,200,000 Freehold

### 4 Bed House



#### Features:

- Four Bedrooms
- Edwardian Home
- Sought After Location
- Driveway
- Garage
- Potential to extend (stpp)
- Original Features
- Short Walking Distance to Woodford Station

This timeless four-bedroom semi-detached Edwardian home enjoys a prime position just three minutes on foot from Woodford station, with the area's charming amenities and the greenery of Epping Forest close by. Highlights include a secluded west-facing garden, a private driveway, a garage and bathrooms on both floors, plus excellent extension potential (STPP).

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# IF YOU LIVED HERE...

You'll fall in love with the generous proportions and timeless character that define this Edwardian gem. From the moment you step inside, period detailing creates a warm welcome, the perfect base for any redevelopment work. The spacious front reception is gloriously bright, with windows across two walls filling the room with natural light and showcasing original features.

The rear reception offers just as much period appeal, and its positioning next to the kitchen/diner opens up exciting possibilities for reconfiguration.

Extra touches include a ground floor bathroom and garage, offering everyday convenience and additional flexibility for future plans. The west-facing rear garden will undoubtedly be one of your favourite highlights though, full of leafy foliage for a wonderful sense of seclusion.

Upstairs, four bedrooms offer a range of options for family life or working from home. There's also a good-sized bathroom with a separate WC. If you love design, you'll love the opportunity to

shape these spaces to suit your lifestyle - the layout and period bones give you an inspiring blank canvas.

Despite the rural, village-like charm, Woodford has all the amenities you need. Be sure to try Mojo's Brasserie for a lively brunch, or explore the local coffee shops and restaurants that give the area its friendly neighbourhood feel. And for trips into the West End, Woodford station is just 0.3 miles away, connecting you to the Central line in minutes.

## WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in around ten.
- Parents will be pleased to know there's an abundance of excellent primary and secondary schools in the area - one of the main reasons Woodford is so popular with families.
- When you want a dose of nature, the ancient woodlands of Epping Forest are just a few minutes away, offering a stunning natural escape right on your doorstep.



## A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON  
E18 ASSISTANT BRANCH MANAGER

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- Reception**  
13'11" x 14'9"
- Reception**  
11'4" x 14'3"
- Kitchen/Diner**  
10'1" x 13'4"
- Bathroom**  
5'2" x 6'10"
- Bedroom**  
8'10" x 10'5"
- Bedroom**  
11'10" x 14'5"
- Bathroom**  
6'9" x 5'2"
- Bedroom**  
11'5" x 10'1"
- Bedroom**  
10'5" x 11'5"
- Storage**
- Garden**  
134'6" x 22'7"
- Garage**  
8'9" x 18'11"

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