

## Directions

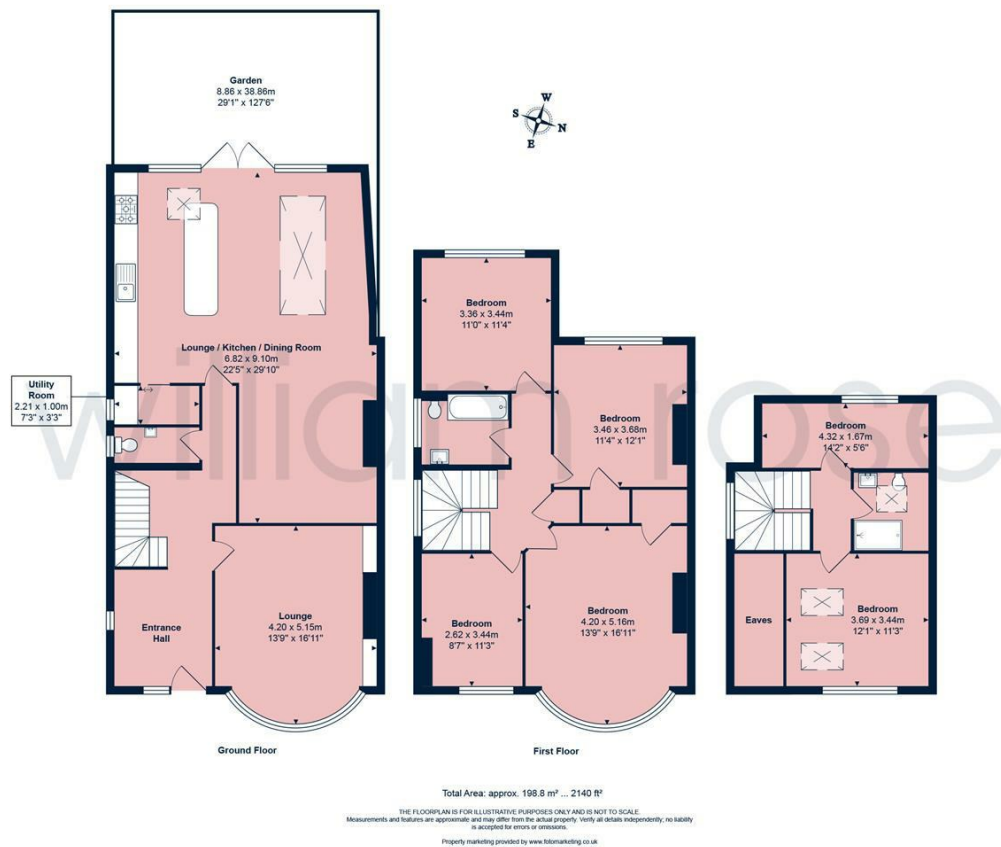
## Viewings

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

## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



55 Monkams Avenue, Woodford Green, IG8 0EX

Offers Over £1,750,000

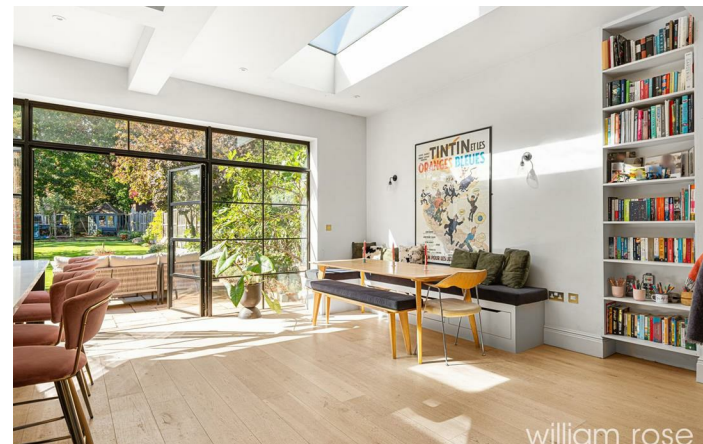
- Six Bedrooms
- Edwardian
- Original Features
- Separate Living Room
- Close to Station & Amenities
- Semi-detached
- Striking Kitchen/Living/Dining Space
- Large Garden
- Two Bathrooms
- Catchment for great Schools

# 55 Monkams Avenue, Woodford Green IG8 0EX

Positioned on the prestigious Monkams Avenue, this exceptional six-bedroom Edwardian semi-detached home has been thoughtfully renovated and beautifully restored by its current owners. Blending timeless period elegance with modern family living, this property provides a truly special opportunity in one of Woodford's most sought-after locations. Perfectly placed just 0.28 miles from Woodford Central Line station, it offers effortless access into London while being moments from local green spaces and highly regarded schools.



Council Tax Band: G



This impressive home is arranged over three floors and has been sympathetically extended to the rear and into the loft, creating a superb balance of reception space and bedrooms. The heart of the home is the stunning open-plan kitchen, dining and living space – finished to a high specification with a feature open fireplace and elegant heritage patio doors opening directly onto the beautifully landscaped rear garden. A separate utility room adds practicality, while the spacious entrance hall and cloakroom create a welcoming first impression. The formal reception room boasts a large bay window, original fireplace, and restored corning and coving – a perfect retreat for entertaining or quiet evenings.

The first floor offers four well-proportioned bedrooms served by a luxurious family bathroom, while the second floor (formerly the loft) provides two further bedrooms and a chic additional shower room – ideal for guests or older children seeking privacy. Throughout, the owners have worked tirelessly to retain and enhance the home's Edwardian character, from the soaring ceilings and restored leaded windows to the original fireplaces and intricate period detailing. Externally, the property benefits from a driveway for multiple vehicles, side access, and a substantial rear garden designed for both family life and entertaining.

Monkams Avenue is widely regarded as one of Woodford's most desirable addresses, offering tree-lined tranquillity while being just a short stroll from Woodford station. Families are drawn to the area for its outstanding schooling options, including Woodford Green Preparatory School and Bancroft's School, both within walking distance. The Broadway provides an excellent selection of boutique shops, cafés, and restaurants, while Epping Forest is nearby for weekend walks and outdoor adventures – making this a perfect location for those seeking a premium family home with excellent connectivity and lifestyle benefits.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: E

Council Tax Band: G (Redbridge)

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.