



## Directions

## Viewings

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

## EPC Rating

D

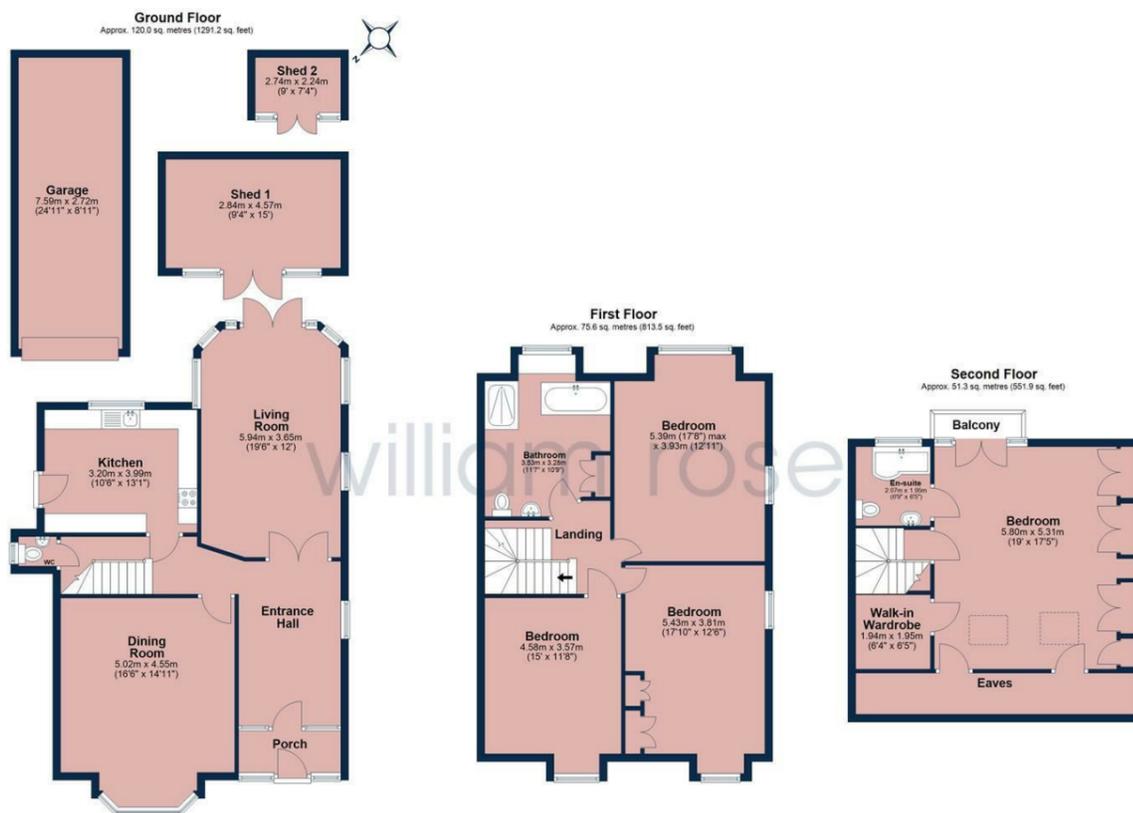
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



32 Kings Avenue, Woodford Green, IG8 0JA

Offers Over £1,250,000

- Four bedroom detached
- Carriage driveway & Garage
- Two reception rooms
- Solar panels
- Modern four-piece family bathroom
- Sought after Monkams Estate
- Large rear garden
- Master bedroom suite with en-suite & walking wardrobe
- Fitted Kitchen
- Walking distance to central line & schools



Total area: approx. 246.8 sq. metres (2656.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the visible area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Kings Avenue

## 32 Kings Avenue, Woodford Green IG8 0JA

Situated on the highly sought-after Monkams Estate, this impressive four bedroom detached residence on Kings Avenue offers substantial family accommodation arranged over three floors. Set behind a carriage driveway providing ample off-street parking and complemented by a generous rear garden, the property perfectly combines classic character with modern family living. Ideally positioned within walking distance of Woodford Central Line station and an excellent selection of outstanding-rated schools, this is a rare opportunity to acquire a prime family home in one of Woodford Green's most prestigious turnings.



Council Tax Band: G



The ground floor comprises a welcoming entrance hall leading to a spacious living room with bay frontage, a separate dining room, fitted kitchen and ground floor WC, with access out to the extensive rear garden. To the rear of the plot there is a substantial garage and two outbuildings offering excellent storage or further potential. The first floor provides three well-proportioned bedrooms and a family bathroom. The second floor loft conversion creates a superb principal bedroom suite featuring a walk-in wardrobe, en-suite shower room and doors opening onto a private balcony overlooking the rear garden. Solar panels are installed to the rear roof elevation, single garage and outbuildings, enhancing energy efficiency, and subject to the usual planning consents there remains excellent potential to extend further to the rear.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Kings Avenue is one of Woodford Green's premier residential roads, located within the prestigious Monkams Estate known for its wide tree-lined streets and substantial detached homes. The property is within easy walking distance of Woodford Station (Central Line), providing direct access to Stratford and the City, while the area is renowned for its outstanding state and independent schools including Bancroft's School and Trinity Catholic High School. Woodford Broadway offers a selection of boutique shops, cafés and restaurants, with Epping Forest close by providing extensive green open spaces for leisure and recreation.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

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.