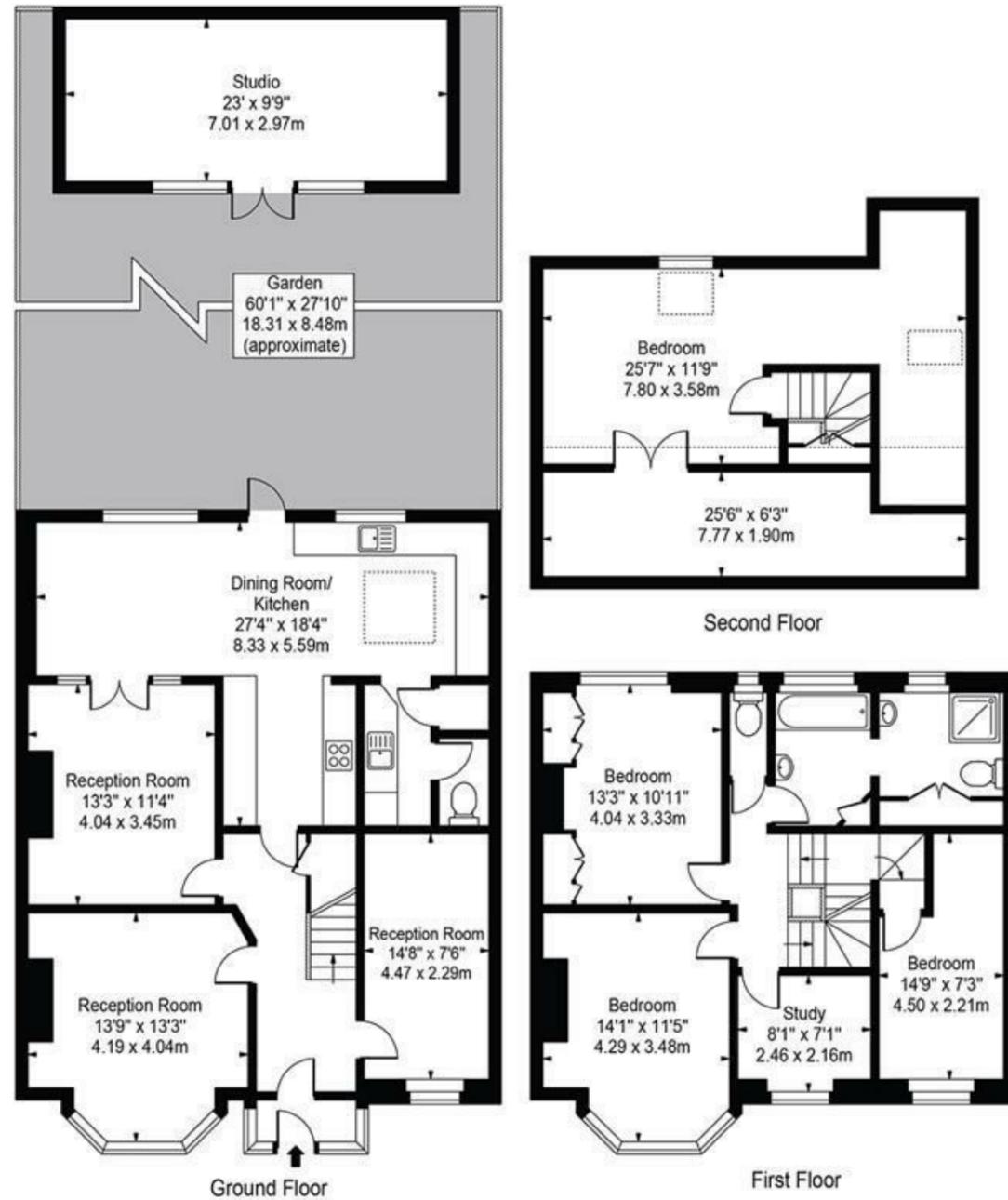


Monmouth Avenue

Approx. Gross Internal Area 2148 Sq Ft - 199.56 Sq M
(Including Restricted Height Area & Excluding Studio)

Approx. Gross Internal Area 1951 Sq Ft - 181.25 Sq M
(Excluding Restricted Height Area & Studio)

Approx. Gross Internal Area Of Studio 224 Sq Ft - 20.82 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Monmouth Avenue, South Woodford

£1,150,000 Freehold

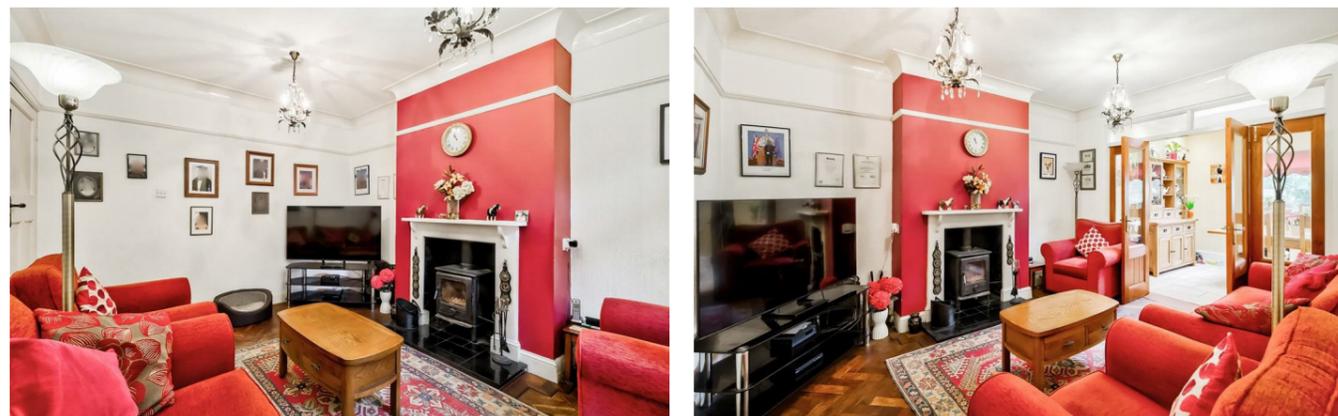
- Five bedrooms
- 1930's family home
- Two/Three reception rooms and kitchen/diner
- 210 sq ft outbuilding in rear garden
- One bathroom and three WCs
- Extended accommodation
- Downstairs W.C

Monmouth Avenue, South Woodford

SOLD BY PETTY SON & PRESTWICH Petty Son and Prestwich are thrilled to present this stylishly extended five-bedroom, 1930s family home, perfectly positioned on the ever-popular and family-friendly Nightingale Estate.



Council Tax Band: E



SOLD BY PETTY SON & PRESTWICH Blending timeless charm with modern living, this substantial property offers over 1,970 sq ft of well-appointed space, ideal for growing families who want both character and convenience. Situated just 0.4 miles from South Woodford Central Line station, commuting to central London takes under 30 minutes. You're also just a short stroll from George Lane's buzzing cafés, restaurants, and cinema, while vibrant Wanstead High Street is under a mile away. For families, the location couldn't be better with highly regarded schools within easy reach, including the outstanding-rated Nightingale Primary School just 0.2 miles away.

The home's striking double-bay frontage and smart brick-built porch create a strong first impression, with a driveway providing off-street parking for two cars. Side access to the garden adds further practicality for bikes and pets.

Step inside and be welcomed by original 1930s features that bring warmth and character to this home. The spacious hallway showcases parquet flooring, which continues into the elegant front reception room complete with bay window, feature fireplace, and ceiling coving.

A second reception room features a charming wood burner and intercommunicating doors to the bright and airy kitchen-diner, the true heart of the home, perfect for family meals and entertaining. Marble worktops, colourful splashback tiles, and garden views complete the stylish setup. There's also a separate utility room, downstairs WC, and a versatile third reception room created from the converted garage ideal as a playroom, snug or home office.

Upstairs, the first-floor hosts three double bedrooms, a study, and a spacious family bathroom with double basins and a separate bath and shower. An additional WC adds extra convenience.

The converted loft houses a fourth double bedroom, while the 3rd reception on the ground floor offers flexible accommodation for guests or is ideal as a playroom, snug or home office.

To the rear, a mature sunny aspect garden provides

a sun-soaked haven, complete with patio area for BBQs and al fresco dining. At the end of the garden, a 210 sq ft outbuilding offers excellent potential as a home office, studio, or gym. Transport links include South Woodford Central Line Station and easy road links to The North Circular, M11 and M25.

EPC Rating: C71
Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
13'8" x 13'3"

Reception Room
14'7" x 7'6"

Reception Room
13'3" x 11'3"

Dining Room/ Kitchen
27'3" x 18'4"

Bedroom
25'7" x 11'8"

Bedroom
14'0" x 11'5"

Bedroom
13'3" x 10'11"

Bedroom
14'9" x 7'3"

Bedroom/ Study
8'0" x 7'1"