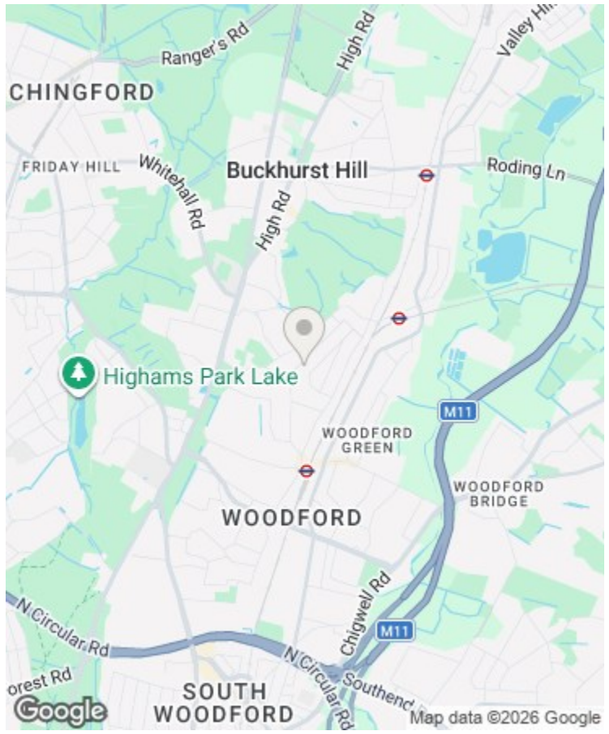
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Directions

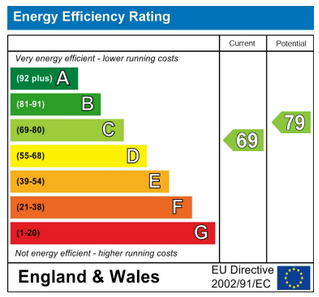


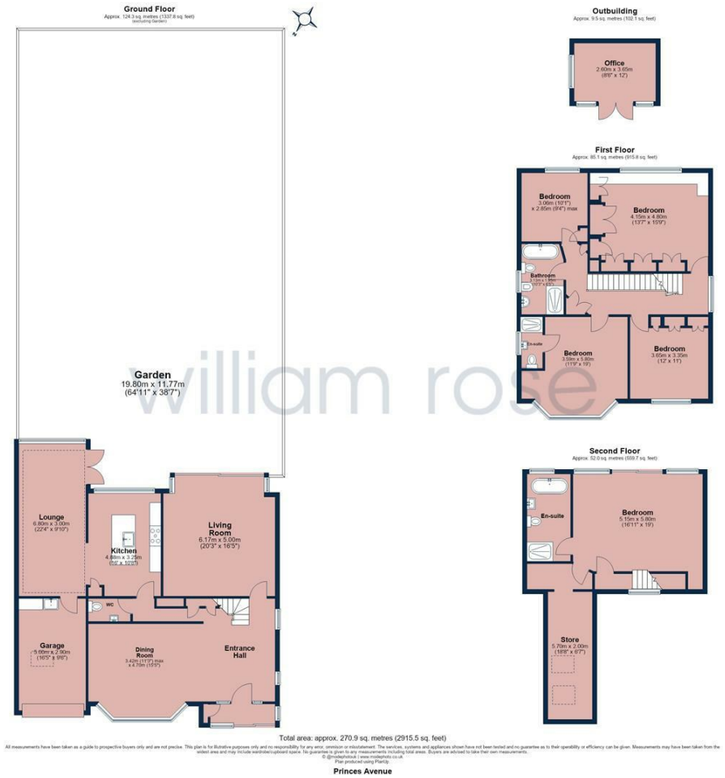
Viewings

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

EPC Rating

C





william rose









16 Princes Avenue, Woodford Green, IG8 0LN

Guide Price £1,650,000

- Five Bedroom Detached Family Home
- Accommodation Across Three Floors
- Two En-Suite Bedrooms
- Generous Rear Garden
- Garage & Off-Street Parking
- Prestigious Monkhams Estate Location
- Three Spacious Reception Rooms
- Separate Family Bathroom
- Detached Garden Office
- Close To Woodford Station

475 High Road, Woodford Green, Essex, IG8 0XE
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sales@william-rose.com
https://www.william-rose.com/

16 Princes Avenue, Woodford Green IG8 0LN

Situated on the highly regarded Princes Avenue in Woodford Green, this impressive five-bedroom detached family home offers substantial and versatile accommodation arranged across three floors, complemented by a generous rear garden, off-street parking, a garage and a detached garden office. With its attractive frontage, spacious interiors and flexible living arrangements, the property presents an excellent opportunity for families seeking a substantial home in one of Woodford Green's most desirable residential locations.

5 | 3 | 3 | C | Council Tax Band: G







The ground floor welcomes you into a spacious entrance hall, leading through to a selection of generously proportioned reception rooms. To the front, a separate dining room features an attractive bay window, while an impressive living room provides an ideal setting for relaxing and entertaining. The kitchen sits at the heart of the home, connecting to an additional lounge which enjoys direct access to the rear garden, creating a wonderful space for everyday family living. A ground-floor WC and useful storage further enhance the practicality of the accommodation.

The first floor offers four well-proportioned bedrooms, including a generous bedroom with its own en-suite facilities, alongside a family bathroom serving the remaining bedrooms. Occupying the second floor is a particularly impressive fifth bedroom, complete with its own en-suite bathroom and additional storage, providing an excellent principal suite or private guest accommodation.

Externally, the property benefits from a generous rear garden, offering plenty of space for outdoor entertaining, relaxation and family activities. A detached garden office provides a valuable additional space, ideal for those working from home or requiring a separate study. To the front, the property benefits from off-street parking and a garage, completing this substantial family home.

Princes Avenue is positioned within the prestigious Monkhams Estate, one of Woodford Green's most sought-after residential areas, renowned for its attractive homes, leafy surroundings and excellent local amenities. Woodford Underground Station is within easy reach, providing Central Line connections into the City and West End, while The Broadway and Woodford High Road offer a variety of independent shops, cafés, restaurants and everyday conveniences.

The area is particularly popular with families thanks to its excellent selection of highly regarded schools, including Bancroft's, Wells Primary School and Woodford County High School. The beautiful open spaces of Knighton Woods and Epping Forest are also nearby, providing wonderful opportunities for walking, cycling and outdoor recreation.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C
Council Tax Band: G

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.