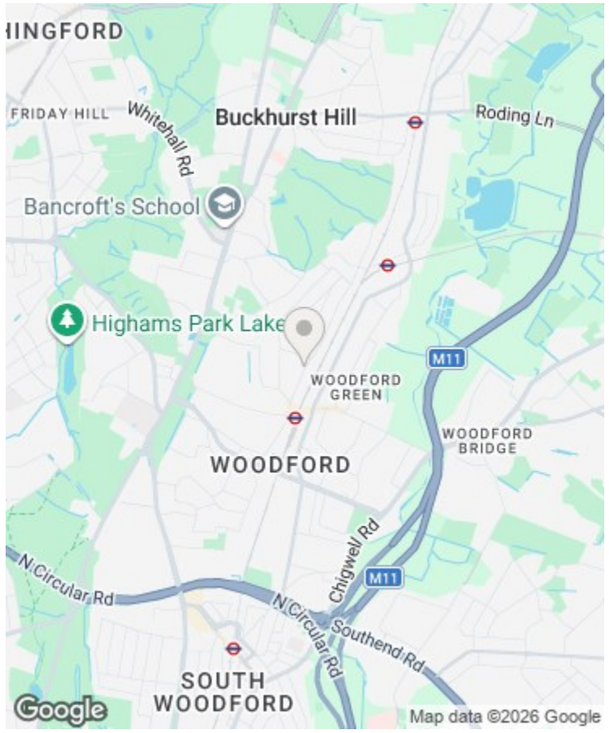
william rose



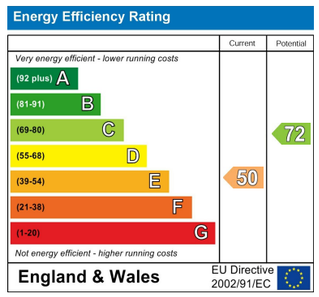
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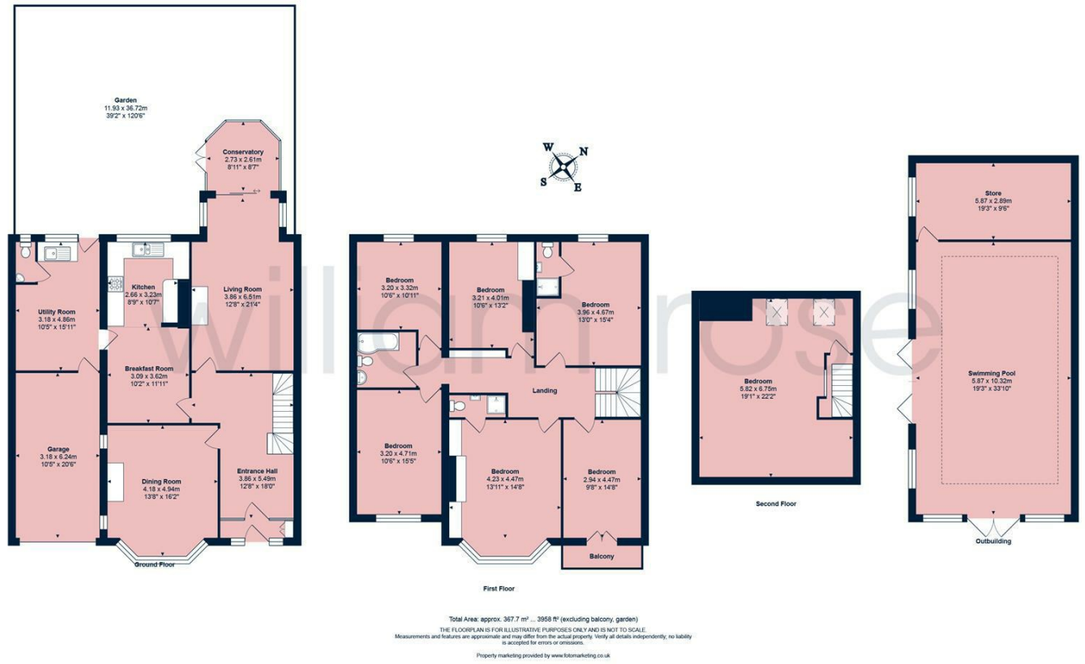
Viewings

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

EPC Rating

E





Total Area: approx. 367.7 m² ... 3958 ft² (excluding balcony, garden)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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35 Kings Avenue, Woodford Green, IG8 0JD

Asking Price £1,400,000

- Seven bedrooms
- Large garden & pool house
- Two reception rooms
- Carriage driveway
- Walking distance to Woodford station
- Semi-detached
- Three bathrooms
- Integral garage
- Catchment for outstanding schools
- *Advert contains virtually staged photos*

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

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35 Kings Avenue, Woodford Green IG8 0JD

Situated on the ever-popular Monkhams Estate, this impressive seven-bedroom semi-detached residence on Kings Avenue has been extensively extended in all directions to create substantial and highly versatile family accommodation. Offering generous living space across multiple floors, the property is ideally located within a short walk of Woodford Station and benefits from a large rear garden complete with a large pool house.

7 | 3 | 2 | E | Council Tax Band: G







Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the scale of the home. To the front, a well-proportioned dining room provides an ideal space for formal entertaining, while to the rear the property opens up into a large living room overlooking the garden, with direct access into the conservatory. The kitchen sits centrally and connects seamlessly to a bright breakfast room, creating a sociable hub for everyday family living. A separate utility room and additional storage areas, including access to the garage, add further practicality to the ground floor layout.

The first floor offers an excellent range of bedrooms, with multiple well-sized rooms arranged around a central landing, alongside family bathroom facilities. Several of the bedrooms enjoy pleasant outlooks over the rear garden, while one benefits from access to a balcony. The layout provides flexibility for growing families, guest accommodation or home working. The upper floor adds further versatility, featuring an additional spacious bedroom which could serve as a principal suite, guest quarters or a private workspace, depending on requirements. Externally, the property continues to impress with a substantial rear garden, ideal for both entertaining and family use. To the rear of the plot sits a large outbuilding incorporating a swimming pool and store, offering excellent leisure potential and scope for further adaptation. The overall plot and extensive footprint make this a rare opportunity within such a desirable location.

Kings Avenue is one of the most sought-after turnings within the Monkhams Estate, renowned for its attractive tree-lined streets and strong sense of community. The area is particularly popular with families due to its proximity to highly regarded local schools, including both state and independent options. Woodford Station is within easy walking distance, providing convenient Central Line access into the City and West End, while nearby amenities, green spaces such as Epping Forest, and a selection of shops, cafés and restaurants further enhance the appeal of this prime residential location.

Property Information / Disclaimer

DISCLAIMER Some images 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.

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.