



Queens Avenue, Woodford Green

Guide Price £1,300,000

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**MILLERS**  
ESTATE AGENTS

\* GUIDE PRICE £1,300,000 - £1,350,000 \* SEMI DETACHED HOME \* FIVE BEDROOMS \* TWO SHOWER ROOMS \* OPEN PLAN KITCHEN/DINER \* BEAUTIFUL GARDEN \*

Situated on the sought-after Monkham's estate on Queens Avenue, this charming semi-detached house, dating back to the 1920s, offers a delightful blend of character and modern living. Spanning an impressive 2,405 square feet, this deceptively spacious home is perfect for families seeking both comfort and convenience.

Upon entering, you are greeted by a welcoming storm porch that leads into an impressive hallway adorned with leaded light stained glass windows, adding a touch of elegance. The ground floor features two well-proportioned reception rooms, including a beautiful front lounge with a bay window that invites natural light, and a generous rear reception room with doors opening to the enchanting rear garden. The vibrant kitchen and dining area is perfect for family gatherings, also providing access to the garden, while a utility room and garage add practicality to the layout.

The first floor comprises four good-sized bedrooms, complemented by a shower room and a separate WC, ensuring ample space for family and guests. Ascend to the top floor to discover the master bedroom, which boasts a charming Juliet balcony overlooking the rear garden, along with an ensuite shower room for added privacy.

Externally, the property features a front garden with a driveway accommodating up to three vehicles, complete with an electric charging point. The rear garden is a true oasis, featuring a lovely patio area ideal for alfresco dining, an extensive lawn, and well-established trees, shrubs, and flower borders. Additionally, a timber summer house serves as a perfect outdoor office or retreat.

This highly desirable location is just a short stroll from Woodford Station and local shops, making it an ideal choice for those seeking a vibrant community with excellent transport links.





**Entrance Hall**

**Cloakroom**

5'10 x 3'3 (1.78m x 0.99m)

**Living Room**

17'7" x 12'6" (5.37m x 3.81m)

**Family Room**

18'3" x 12'4" (5.57m x 3.77m)

**Kitchen/Breakfast Room**

22'8" x 15'1" (6.91m x 4.60m)

**Utility Room**

11'9" x 4'11" (3.58m x 1.49m)

**First Floor Landing**

**Bedroom 2**

17'3" x 10'3" (5.26m x 3.13m)

**Bedroom 3**

17'9" x 10'2" (5.41m x 3.09m)

**Bedroom 4**

9'0" x 10'11" (2.75m x 3.32m)

**Bedroom 5**

9'5" x 9'10" (2.88m x 2.99m)

**Separate Toilet**

5'10 x 3'3 (1.78m x 0.99m)

**Shower Room**

6'4 x 6'7 (1.93m x 2.01m)

**Second Floor Landing**

**Bedroom 1**

16'8" x 11'5" (5.07m x 3.48m)

**En-suite Shower Room**

7'2 x 4'1 (2.18m x 1.24m)

**Eaves Storage**

**EXTERIOR**

**Front Driveway**

**Garage**

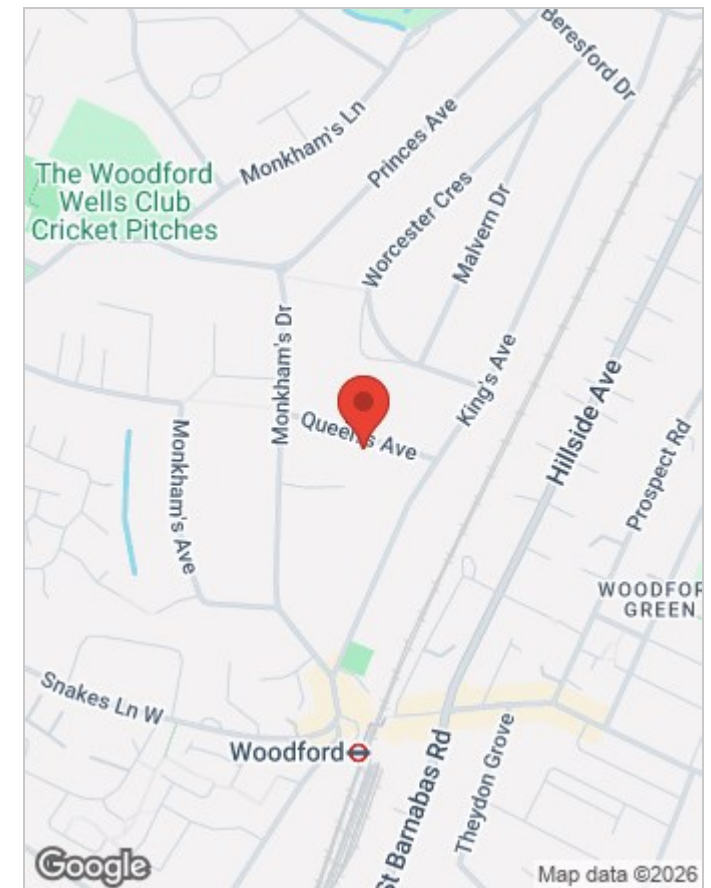
25'7 x 7'3 (7.80m x 2.21m)

**Rear Garden**

84,10 x 32'6 (25.60m,3.05m x 9.91m)

**Office/Summer House**

9'7" x 12'6" (2.91m x 3.81m)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		79	
	53		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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