Queens Avenue, Woodford Green

Asking Price £1,350,000

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MILLERS

ESTATE AGENTS

* CHARACTER SEMI DETACHED HOME * FIVE BEDROOMS * TWO SHOWER ROOMS * OPEN PLAN KITCHEN/DINER * BEAUTIFUL GARDEN *

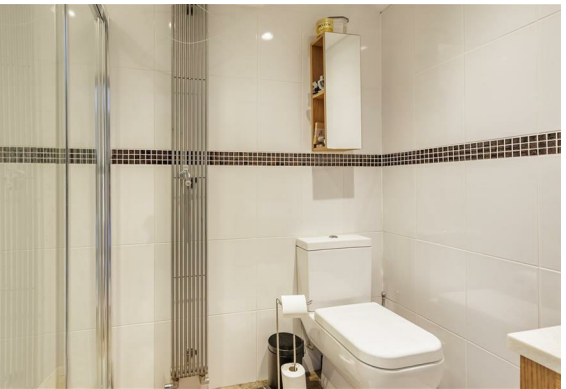
Nestled in the heart of the sought-after Monkhams estate on Queens Avenue, this charming semi-detached house, dating back to the 1920s, offers a delightful blend of character and modern living. Spanning an impressive 2,405 square feet, this deceptively spacious home is perfect for families seeking both 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. This property is a rare find and is sure to attract considerable interesT.



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

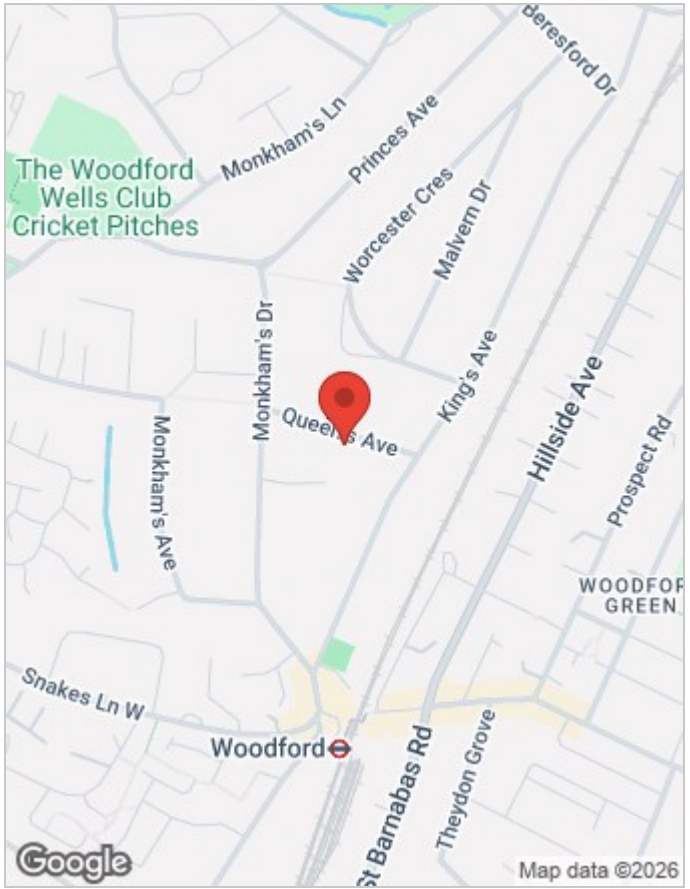
EXTERIOR

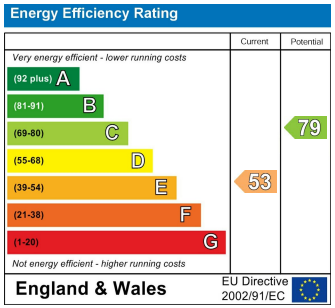
Front Driveway

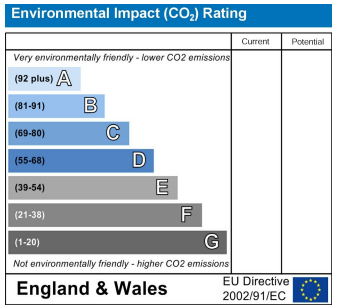
Garage
25'7 x 7'3 (7.80m x 2.21m)

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)







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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229 High Street, Epping, Essex, CM16 4BP
Tel: 01992 560555 | Email: sales@millersepping.co.uk
www.millersepping.co.uk