



Monkham Avenue, Woodford Green, IG8 0EY

Offers In Excess Of £1,400,000 Freehold

Nestled in the charming area of the ever popular Monkham Estate, Woodford Green, this delightful semi-detached house, built in the 1920s, offers a perfect blend of character and modern living. With five spacious bedrooms plus an additional study/sixth Bedroom, this property is ideal for families seeking ample space to grow and thrive. The two large inviting reception rooms, spacious kitchen breakfast room provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

One of the standout features of this home is the impressive 135ft secluded rear garden, a true oasis for outdoor enthusiasts. This expansive space is perfect for children to play, for gardening enthusiasts to cultivate their green thumb, or for hosting summer barbecues with friends and family.

Additionally, the large frontage allows for parking at present for two cars although could easily be extended to accommodate further parking spaces, providing ease and accessibility for residents and visitors alike. The location in Woodford Green is highly sought after, known for its friendly community and excellent local amenities, including shops, schools, and parks and a few minutes walk of Woodford Central line station with a short commute into the City of London.

This semi-detached house on Monkham Avenue presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant neighbourhood. With its generous living space, beautiful garden, and convenient parking, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.



Entrance Hallway

17'9" x 5'9" (5.42 x 1.76)

Cloakroom

Reception One (Lounge)

13'9" x 13'3" (4.21 x 4.06)

Reception Two (Dining Room)

18'10" x 11'3" (5.75 x 3.44)

Kitchen Breakfast room

8'10" x 10'8" (2.70 x 3.26)

First floor landing

16'8" x 2'11" (5.10 x 0.90)

Bedroom One

16'11" x 11'1" (5.18 x 3.38)

Bedroom Two

11'10" x 10'9" (3.63 x 3.30)

En-suite shower room

Bedroom Three

10'6" x 8'8" (3.21 x 2.66)

Bedroom Four

8'7" x 10'5" (2.63 x 3.18)

Family Bathroom

6'2" x 7'8" (1.88 x 2.35)

WC

7'8" x 2'8" (2.36 x 0.83)

2nd floor Landin

2'10" x 2'9" (0.88 x 0.86)

Bedroom Five

18'0" x 9'6" restricted height (5.50 x 2.90 restricted height)

Study / Bedroom six

8'6" x 9'6" restricted height (2.60 x 2.91 restricted height)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

