



Monkham's Avenue, Woodford Green, IG8

BUTLER & STAG



An elegant mock tudor period house situated in the heart of The Monkham's Estate. Spanning in excess of 4000 sq ft, accommodation offers wonderful character throughout complemented by a fabulous South facing garden.



Freehold

- Stunning Detached Family Home
- Spacious Kitchen/Dining Area
- Off Street Parking
- Five Bedrooms/Four Bathrooms
- Gym/Study
- Heated Swimming Pool

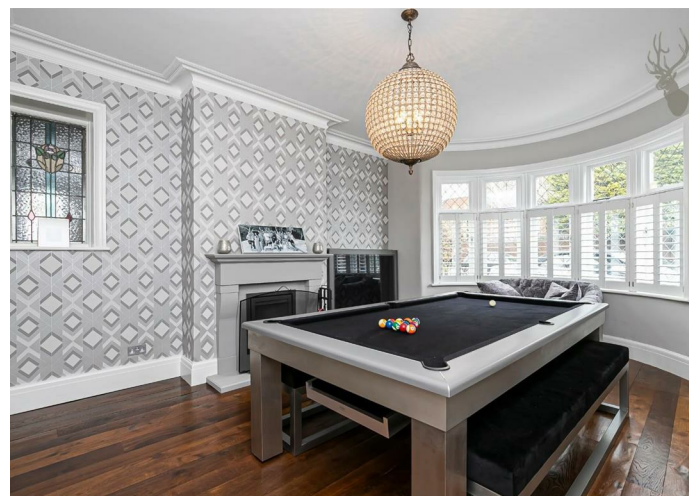
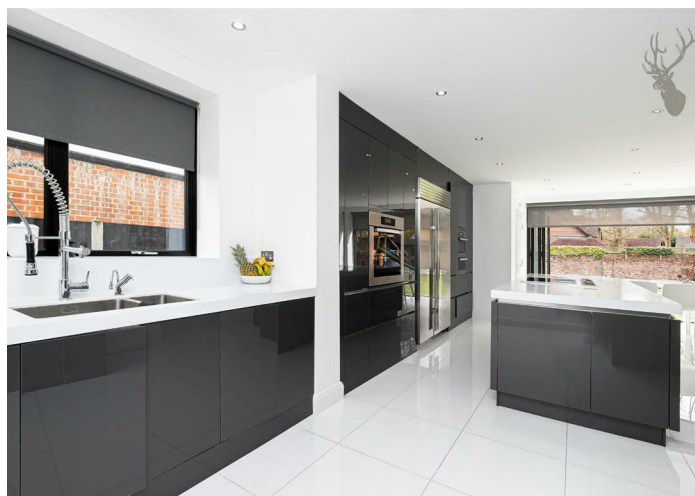
This outstanding home offers well-proportioned accommodation arranged over three floors. Upon entering the house a grand entrance hall leads to the elegant reception rooms which benefit from various period features including tall ceilings, stripped and exposed floor boards, cornicing fireplaces and high skirting boards. There is a high spec kitchen/breakfast room with a range of fitted units, integrated appliances and a dining area with bi-folding doors leading to the rear garden. You'll also find a playroom which is perfect for your children as well as a study and a gym finishing off the ground floor. There is also a guest cloakroom.

There are five bedrooms arranged over two floors. To the first floor you will find the master bedroom with a bay window, stunning en suite shower room with underfloor heating and a glorious master dressing room. There are three further good sized bedrooms with bedroom two benefiting from a spacious en suite shower room. The first floor is finished with family bathroom with underfloor heating.

To the second floor you will find the fifth bedroom with plenty of eaves storage, an en suite shower room and spectacular views.

Of particular note is the wonderful South facing garden which has been fully renovated by the current owners within recent years and extends to 77'. Immediately met from stepping into the garden is a striking paved patio area, lead onto an artificial lawn with mature flowering borders with a variety of shrubs and plants and an added bonus of a fully covered and heated swimming pool. The front the house is approached by a block paved driveway with ample parking for at least two cars and side access is offered to the rear garden.

Monkham's Avenue forms part of the popular Monkham's Estate being ideally positioned for easy access to Woodford Tube Station with a direct service to





Monkhams Avenue



Outbuilding
Approx. 19 Sq. meters (205 Sq. feet)

Ground Floor
Approx. 166 Sq. meters (1787 Sq. feet)

First Floor
Approx. 123 Sq. meters (1324 Sq. feet)

Second Floor
Approx. 85 Sq. meters (900 Sq. feet)



Total area: approx. 373 Sq. meters (4016 Sq. feet) (Including Outbuilding)
 Total area: approx. 354 Sq. meters (3811 Sq. feet) (Excluding Outbuilding)
 For illustration purposes only - not to scale
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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