



Park Avenue, Woodford Green, Essex

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Asking Price £1,650,000

A stunning, refurbished, five bedroom, three bathroom detached house arranged over 3 floors, measuring 2,980 sq ft in a quiet cul-de-sac on the Monkams Estate and offered CHAIN FREE. The entrance leads onto two reception rooms one currently used as a TV lounge and the other is a formal sitting room leading to a spacious kitchen/diner with separate dining area and fully fitted bespoke kitchen with high specification appliances, ample countertop and above and below counter cupboards, with an island offering additional seating and workspace. Both kitchen/diner and lounge look onto and allow access to, via bi-fold doors, a 80 ft mature, west-facing garden with a patio area ideal for family meals and entertaining with an additional garden room which can be used as a home office or additional living space. There is a separate utility room and downstairs WC off the entrance hallway. The first floor includes a master suite with a large bedroom overlooking the rear garden, and an en-suite. There are a further three bedrooms and a luxury family bathroom. The second floor includes a large double bedroom with eves storage and another family bathroom. The property is situated in a quiet cul-de-sac and offers parking for three cars on the driveway. This home offers easy access to a range of amenities including parks, schools, shops, and transportation links. Situated within 0.4 miles to Woodford tube station. Also in easy reach of excellent schools, including Wells Primary School and Bancrofts Independent School.



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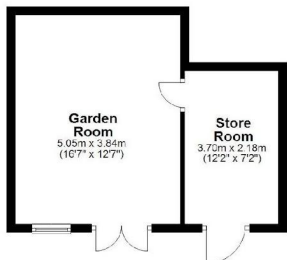
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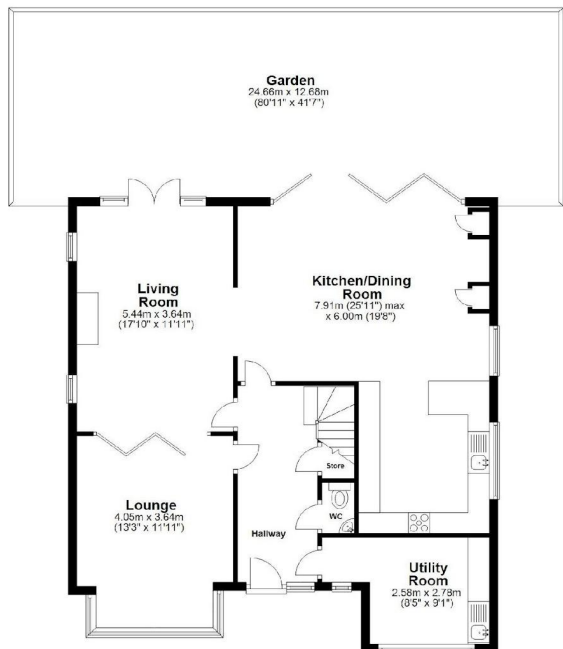
### Outbuilding

Approx. 27.8 sq. metres (299.5 sq. feet)



### Ground Floor

Approx. 97.2 sq. metres (1045.9 sq. feet)



Total area: approx. 276.9 sq. metres (2980.9 sq. feet)

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### First Floor

Approx. 85.4 sq. metres (919.2 sq. feet)



### Second Floor

Approx. 88.5 sq. metres (951.2 sq. feet)



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.