



## Directions

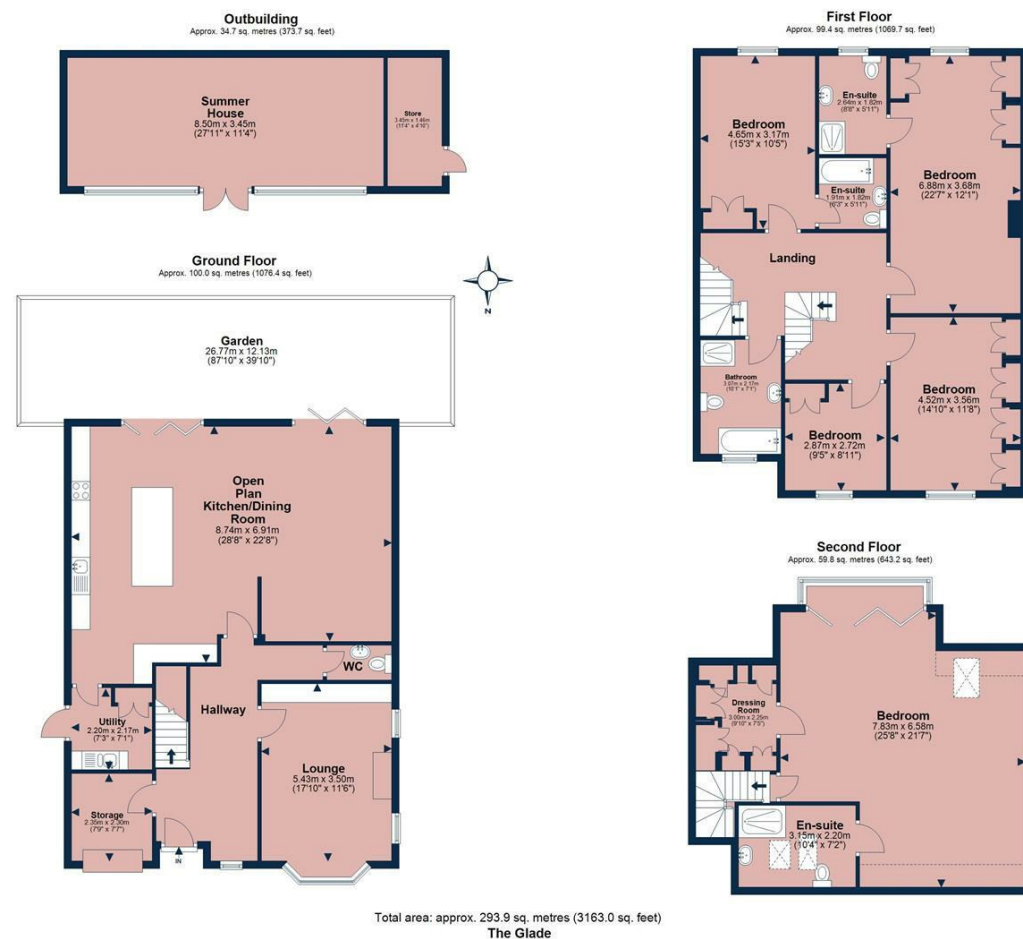
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  | 69                      |           |
| (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 |           |



14 The Glade, Woodford Green, IG8 0QA

Price Guide £1,750,000

- \*SOLD BY WILLIAM ROSE\*
- Stunning Kitchen/living space
- Heritage French doors leading to garden
- 3 En-suites
- Beautiful garden with stunning outhouse

- Mock Tudor style
- Finished to an exceptional standard
- Spacious and stylish
- Master bedroom suite with bi fold doors
- Close to very popular schools

## 14 The Glade, Woodford Green IG8 0QA

This stunning Five bedroom Mock Tudor Detached family home is located on one of Woodford's premier locations. The property has been refurbished by its current owners to the highest level offering fantastic sized accommodation over three floors. Offers a stunning kitchen-diner and a landscaped rear garden.



Council Tax Band: G



Located on the prestigious Monkams Estate, The Glade is set on one of Woodford Green's most sought-after residential roads. This exceptional detached home has been extensively refurbished to the highest standard, with no expense spared, offering a perfect blend of luxury, space, and contemporary living.

This stunning home has been thoughtfully extended to create generous living accommodation, making it an ideal family residence. Upon entering, you are welcomed by an elegant reception hall, setting the tone for the high-quality finish throughout. To the front of the property, the bright and spacious living room features a striking fireplace and dual-aspect windows, flooding the space with natural light. The heart of the home is the show-stopping open-plan kitchen, dining, and living area, meticulously designed to offer both style and functionality. This space boasts:

- A luxurious kitchen with a central island
- Exposed brickwork in the lounge area, adding a touch of character
- Hertridge French doors leading to the beautifully landscaped rear garden
- A separate utility room and ground floor W.C. for added convenience
- Security with CCTV and alarm system

Spacious Accommodation Over Three Floors. The first floor offers four well-proportioned bedrooms, with built-in storage. Two of these bedrooms benefit from an en-suite bathrooms, while a further stylish family bathroom serves the remaining rooms.

The top floor is dedicated to the impressive master suite, a luxurious retreat featuring:

- A dressing room with ample storage
- Spa-like en-suite bathroom
- Seating area with bi-folding doors, offering breathtaking views over the garden and surrounding area

Stepping outside, the meticulously designed garden provides the perfect setting for both relaxation and entertaining. Features include:

- South facing rear garden
- Stunning outhouse with power, heating offering a multitude of uses
- A stylish patio area, ideal for alfresco dining
- A lawn with mature shrubs, offering a tranquil retreat
- Garden irrigation system
- BBQ pergola area

- Secure side access
- Off-street parking, and an integral part garage/storage

The Glade is a picturesque tree-lined road, offering the perfect balance of peaceful surroundings and easy access to amenities. Residents enjoy:

- Woodford Central Line Station, ideal for commuters
- Excellent connectivity to the M25 & M11
- Close proximity to The Broadway and The High Road, offering a variety of shops, cafés, and restaurants
- Highly regarded private and state schools, making it an excellent choice for families

For those who love the outdoors, Knighton Woods and Epping Forest are just a short walk away, providing beautiful green spaces for the whole family to enjoy.

This eye-catching detached home is a rare find on one of Woodford Green's finest roads. Early viewing is highly recommended to truly appreciate all it has to offer.

Property Information / Disclaimer - FREEHOLD

EPC Rating: D  
Council Tax Band: G (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.