



Directions

Viewings

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

EPC Rating

D

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		



william rose

Princes Avenue

Approximate Gross Internal Floor Area : 259.90 sq m / 2797.54 sq ft
(Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.



57 Princes Avenue, Woodford Green, IG8 0LW

Guide Price £1,600,000

- Six Bedrooms Detached
- Large Driveway
- Premier Location
- Three Bathrooms (inc. two en-suites)
- Kitchen / Diner
- 3 Reception Rooms
- Utility Room
- No chain
- Period Features
- Close to Station & Amenities.

57 Princes Avenue, Woodford Green IG8 0LW

Ideally located in the popular Monkams Estate is this six bedroom detached family home. The property has been extended by its current owners giving fantastic sized accommodation arranged over three floors offering close to 3000sqft. Sold no chain.



Council Tax Band: G



Guide Price £1,500,000 - £1,650,000

Located on the exclusive Monkams Estate is Princes Avenue which is widely known as one of Woodford's premier residential family roads. This stunning six-bedroom detached property has been extensively extended creating generous sized accommodation set over three floors which is close to 3000sqft.

Upon entering the property, you are greeted by a beautiful entrance hallway. Off the hall you have a utility room with access to storage (formerly the garage), a ground floor W.C, dining room with feature fireplace, separate living room with feature fireplace, spacious kitchen / diner leading to further 27ft reception room with patio doors leading onto the garden. Upstairs on the first floor there is a bright spacious landing, five generous bedrooms (one of which benefits from an en-suite) and a contemporary family bathroom. On the top floor you have a large bedroom with en-suite which further benefits from being extremely light & airy due to the large Velux windows. The well thought out garden is a beautiful and mature green space which is perfect for any family to enjoy those sunny days.

Princess Avenue is one of the most prestigious roads on the Monkams Estate with the benefit of only being a short distance from Woodford Green's local shops, cafes and restaurants with The Broadway and The High Road close by. Being located on this sought-after road you are within a short stroll to Woodford Central Line station which is perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it's good schools that you are looking for, there is an excellent choice for many popular private and state schools close by which makes this beautiful home in an ideal position for a family to settle down in. There are many open green spaces within a short walk such as Knighton Woods and Epping Forest where the whole family can enjoy the great outdoors.

Council Tax Band G - Redbridge council
EPC: D
Freehold

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.