



## Directions

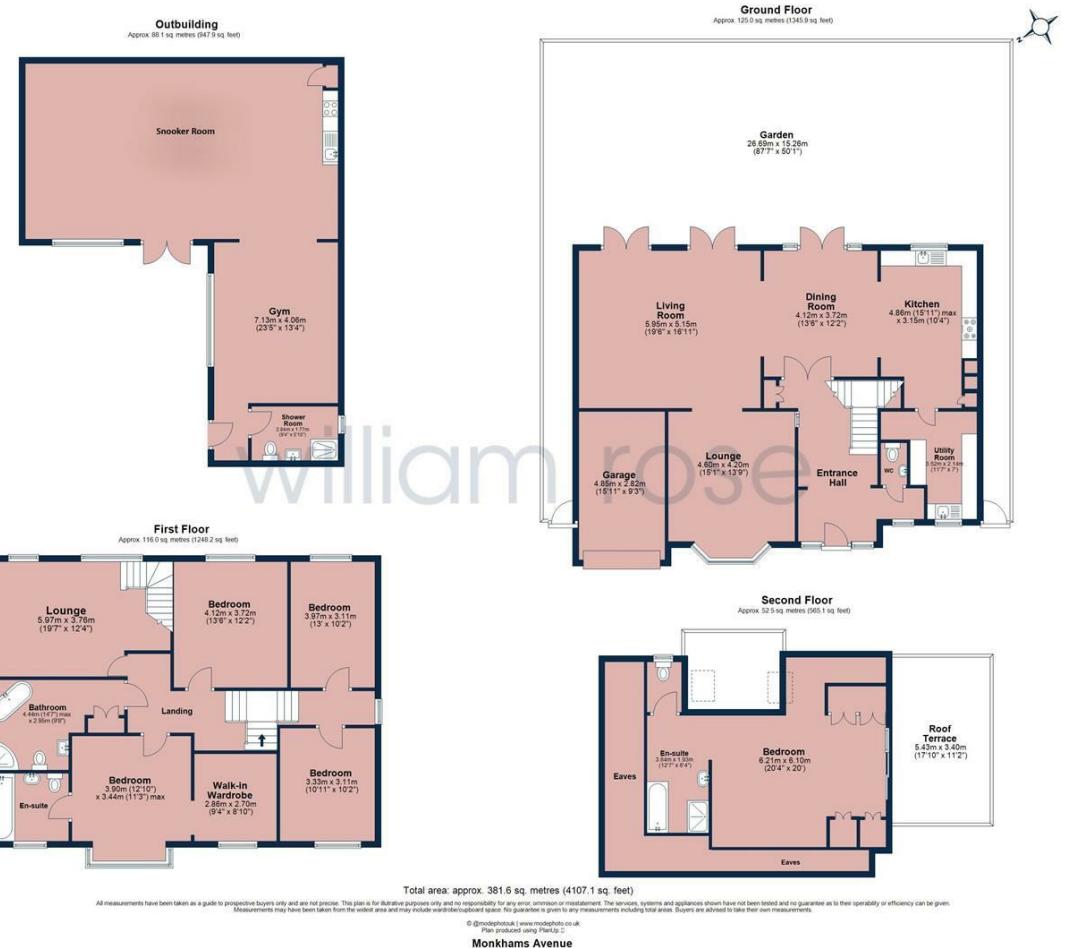
## Viewings

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

## EPC Rating

E

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	42	
(21-38)	F		
(1-20)	G	68	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 50 Monkhams Avenue, Woodford Green, IG8 0EY

Offers Over £2,250,000

- 5 bedroom detached house
- Heated swimming pool
- Gates
- Utility room
- Mezzanine style master suite
- Exclusive location
- Carriage driveway
- Close to station
- 4 bathrooms
- Roof terrace

# 50 Monkham's Avenue, Woodford Green IG8 0EY

Ideally located in the ever popular Monkham's Estate is this fabulous 5 bedroom detached house offering over 4200sqft of internal space. Monkham's Avenue is close to popular schools and local woodland. Good size garden and Swimming pool.



Council Tax Band: G



Located on the exclusive Monkham's Estate is Monkham's Avenue which is widely known as one of Woodford Green's premier residential family roads. This fully detached property has been well maintained by its current owners and has been finished to a high standard throughout with no expense spared. As soon as you enter into the property you are greeted by a lovely family feel and can tell that the house has been truly loved.

The property has been extended to create a substantial family house in excess of 4100 sq ft. The property flows really well and benefits from a reception hall with W.C, lounge, dining room, utility room and a fully fitted kitchen with a further dining area which generates an excellent layout for the whole family to enjoy.

The property is currently being completely redecorated throughout.

Located on the first floor off a good size landing are five bedrooms, family bathroom and en suite bathroom off the 2nd bedroom. The property benefits from a further 19'7 x 12'4 room which can be tailored to suit the owners needs as it has a split level mezzanine style master bedroom via a private stair case. The master bedroom has the added bonus of an en suite and roof terrace with spectacular views over London skyline.

To access the garden there are doors to a patio area where you can enjoy alfresco dining and enjoy those sunny days. The rear garden has a lawn with mature shrubs to borders and a heated outdoor swimming pool. This eye catching detached house has many impressive features and boasts off street parking for a number of cars via carriage driveway, secure gates, garage and side access.

The outbuilding offers fantastic space with the current set up being a snooker room and gym.

Monkham's Avenue is a sought after road and provides the perfect balance of local amenities and leafy green areas. There are also 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.

London borough of Redbridge - band G  
EPC - E