

Directions

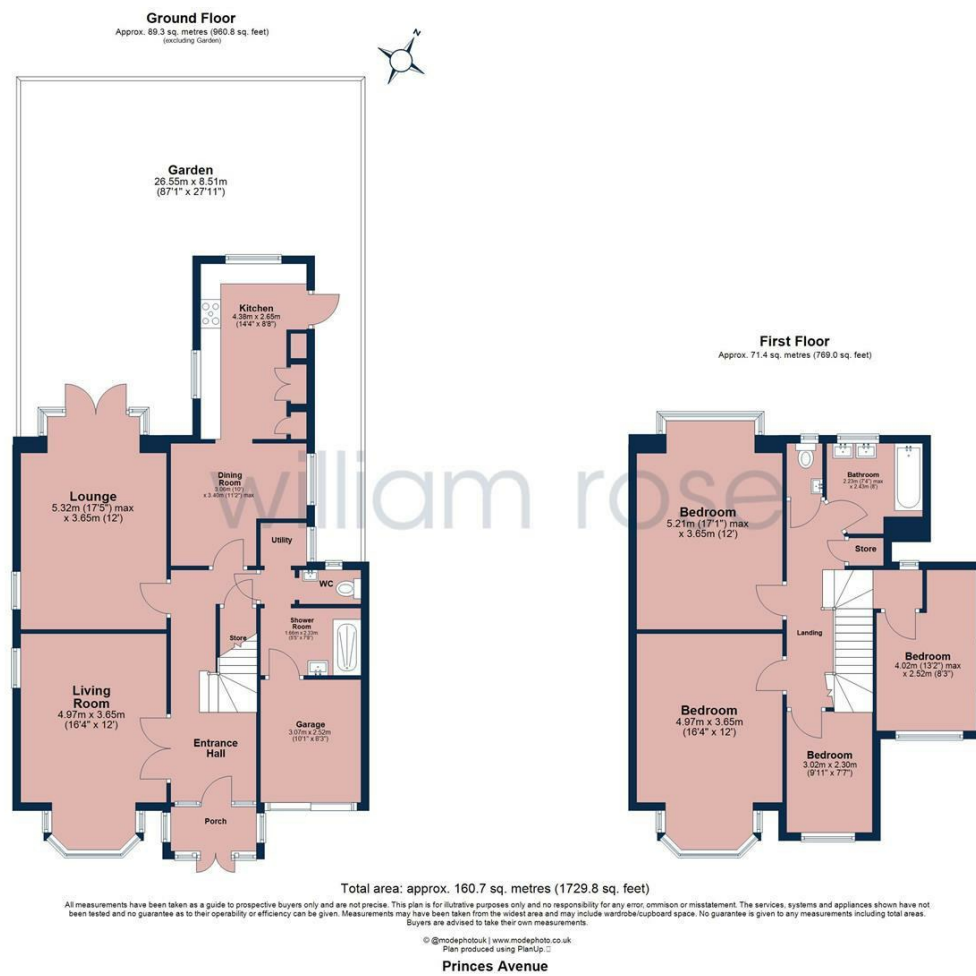
Viewings

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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



73 Princes Avenue, Woodford Green, IG8 0LW

£1,450,000

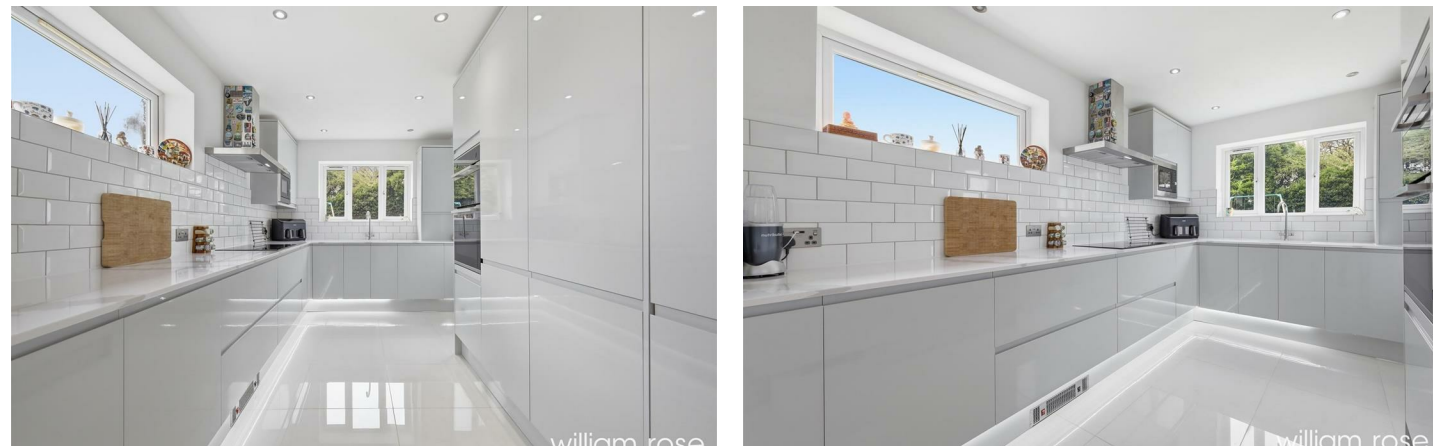
- Extended 4 bedroom detached house
- Multiple reception rooms ideal for family living
- Large driveway
- Near excellent schools & Epping Forest
- Dining room to kitchen
- Sought-after Monkams Estate location
- Integral garage with internal access
- Close to Woodford Central Line station
- Lounge with garden access
- Side access

73 Princes Avenue, Woodford Green IG8 0LW

A beautifully extended and impeccably presented four-bedroom detached residence, set within the prestigious Monkams Estate, offering exceptional family living in one of Woodford Green's most desirable locations.



Council Tax Band: G



Tucked away on a quiet, tree-lined turning, this outstanding home has been thoughtfully redesigned and enhanced to create a stylish and highly functional living environment. The property effortlessly combines elegant interiors with generous proportions, perfectly suited to modern family life.

Upon arrival, a welcoming porch leads into a spacious entrance hall, setting the tone for the quality and finish found throughout. The ground floor provides a superb flow of accommodation, with multiple reception spaces designed for both relaxation and entertaining. A bright and comfortable living room sits to the front, while to the rear, a stunning lounge opens directly onto the garden, creating a seamless connection between indoor and outdoor living.

The heart of the home lies in the dining room and adjoining kitchen, forming a sociable and versatile space ideal for family life and entertaining guests. This level is further enhanced by a utility room, additional storage, a cloakroom, a separate shower room, and internal access to the garage, offering excellent practicality.

Upstairs, the property continues to impress with four well proportioned bedrooms arranged around a generous landing. The principal rooms are complemented by a stylish and contemporary family bathroom, designed with both comfort and functionality in mind.

Externally, the property enjoys a mature rear garden, providing a private setting ideal for entertaining or family use, with a seating area perfect for al fresco dining. To the front, a substantial driveway offers off-street parking for multiple vehicles.

The property is generously sized for a growing family and also offers excellent potential to extend, subject to the necessary planning permissions.

Princes Avenue is widely regarded as one of the most sought-after turnings within the Monkams Estate, offering a peaceful residential setting while remaining within easy reach of Woodford Central Line station, providing direct access into London.

The area is also renowned for its excellent selection of both state and private schools, along with convenient access to The Broadway and Woodford High Road, offering a range of shops, cafes and restaurants.

For those who enjoy the outdoors, the open green spaces of Knighton Woods and Epping Forest are just moments away, making this an exceptional opportunity to acquire a truly special family home in a prime location.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: Redbridge G

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.