

## 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		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Second Floor

First Floor

**william rose**  
Monkhams Lane IG8

Approximate Gross Internal Floor Area : 325.70 sq m / 3505.80 sq ft  
Garage/Summer House : 40.20 sq m / 432.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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34 Monkhams Lane, Woodford Green, IG8 0NS

Offers In Excess Of £1,750,000

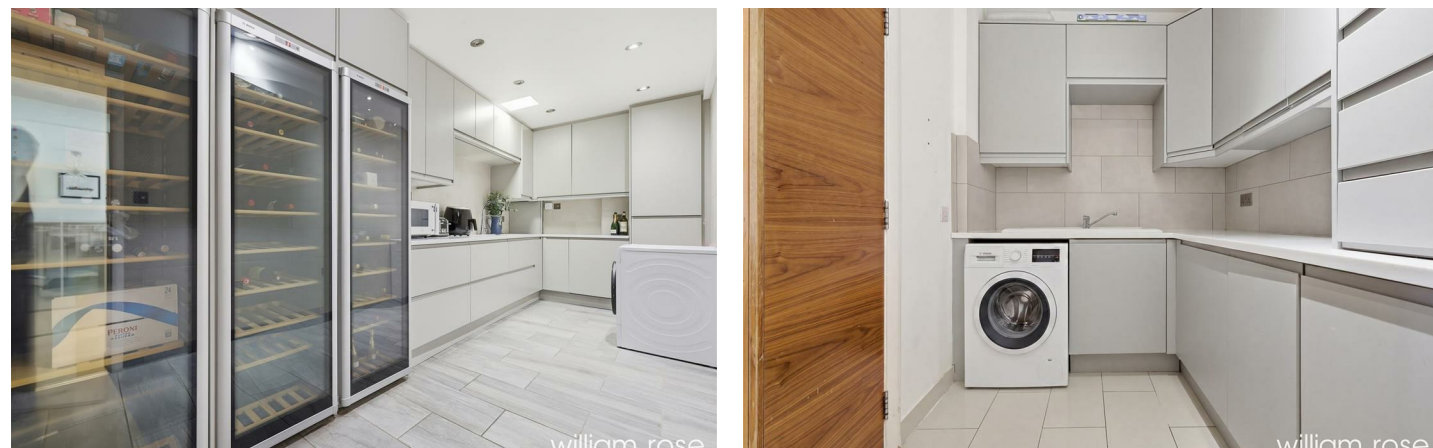
- 5 bedroom detached house
- 28ft fitted kitchen diner
- Outhouse/Summer house
- 3 bathrooms
- Over 3500 sqft
- Sought after Monkhams Estate
- Further family room/Tv room
- Attractive garden
- En suite dressing rooms
- Secure private gated frontage

## 34 Monkams Lane, Woodford Green IG8 0NS

OFFER IN EXCESS OF £1,750,000. Positioned within the prestigious Monkams Estate, this outstanding five bedroom detached residence offers in excess of 3,500 sq ft of beautifully curated living space set across three floors, placing it among the more substantial homes on the estate.



Council Tax Band: H



Located on Monkams Lane, one of Woodford Green's most desirable residential addresses, the property combines elegant design, exceptional proportions, and a prime location close to renowned schools and surrounding woodland.

This impressive home has been thoughtfully extended and meticulously maintained, creating a versatile and refined family environment. From the moment you step into the welcoming reception hall, there is a clear sense of quality and attention to detail throughout.

The ground floor is designed with both family living and entertaining in mind, featuring a formal lounge alongside a striking open plan kitchen, dining and living area, the true heart of the home. This space flows effortlessly and provides a contemporary setting for everyday living, with bi-fold doors opening directly onto the garden, creating a seamless indoor-outdoor flow.

In addition, there is a substantial secondary reception room, forming a natural continuation of the main living space and also benefiting from bi-fold doors onto the garden, currently arranged as both a playroom and a separate TV/snug area, offering further flexibility.

A secondary kitchen, separate utility room, guest W.C., integral garage access complete this level.

To the first floor, a bright and spacious landing with feature window leads to three well appointed bedrooms. The principal suite is complemented by a large dressing room and en suite bathroom, with the dressing room offering the flexibility to be used as an additional bedroom if required. A modern family bathroom serves the remaining rooms.

The top floor provides an exceptional bedroom suite, creating a private and luxurious retreat. With two dressing areas and a well-appointed en suite, this space is ideal as a principal suite or guest accommodation.

Externally, the property enjoys a beautifully maintained rear garden extending to approximately 90ft, offering a peaceful and secluded setting. A generous patio area is seamlessly connected to the

house, with bi-fold doors spanning the rear elevation, creating an ideal space for outdoor dining and entertaining. To the rear of the garden, a well-designed outbuilding provides an ideal space for a home office, gym, or entertainment room.

Further benefits include air conditioning to key rooms, secure gated frontage, a gated side entrance, off-street parking with EV charger, and an integral garage.

Monkams Lane is widely regarded as one of Woodford Green's premier roads, offering a perfect balance of tranquillity and convenience. The Broadway and High Road provide an excellent selection of shops, cafés, and restaurants, while Woodford Central Line station offers direct access into the City and West End. The M25 and M11 are also within easy reach.

The area is particularly sought-after by families, with an outstanding choice of both private and state schools nearby. Green open spaces including Knighton Woods and Epping Forest are just moments away, offering an abundance of outdoor leisure opportunities.