

Directions

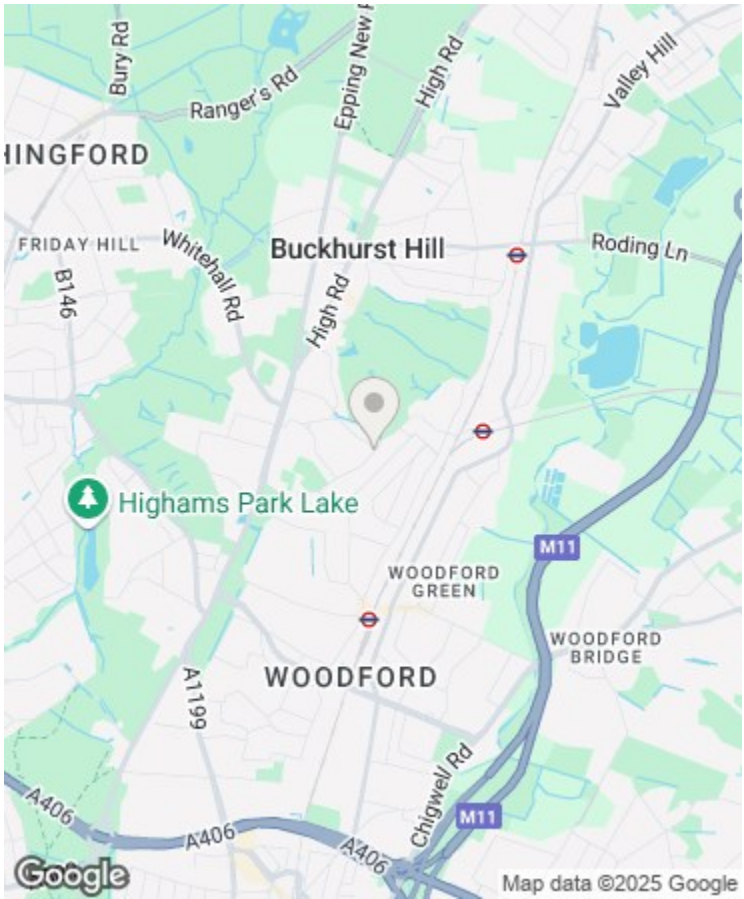
Viewings

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		76
(81-91) B		
(69-80) C		52
(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		



52 Monkams Lane, Woodford Green, IG8 0NS

Guide Price £1,650,000

- 5 bedrooms detached family home
- Off street parking and garage
- Monkams Estate
- Landscaped garden
- Front reception room with bar
- Gated
- Over 3600 sqft
- Premier road
- Close to popular schools
- 4 bathrooms



52 Monkams Lane, Woodford Green IG8 0NS

Ideally situated in the highly sought-after Monkams Estate, this exceptional five-bedroom detached home offers over 3,600 sq. ft. of internal space. Close proximity to renowned schools, Central Line and picturesque woodland. The property also features secure gated off-street parking, a garage and a beautifully landscaped garden

5

4

3

E

Council Tax Band: G



Situated in the prestigious Monkams Estate, Monkams Lane is renowned as one of Woodford’s premier residential roads. This exceptional property, spanning over 3,600 sq. ft. across three floors, has been meticulously maintained by its current owners. Offering bright and spacious living areas, it boasts a versatile layout designed to accommodate various family needs.

Upon entering, you are immediately welcomed by a warm and inviting atmosphere, reflecting the love and care invested in this home. The property has been thoughtfully extended to create a generous family residence. The ground floor features a porch, a spacious reception hall, a front reception room leading to a stylish bar area, a 25ft lounge, and a well-appointed kitchen opening into a large conservatory—an ideal space for entertaining. Additionally, there is a utility room, ample storage, and a guest W.C.

The first floor hosts a luxurious master bedroom with two walk-in wardrobes and an en-suite bathroom, alongside two further bedrooms, each with an en-suite shower room, plus a family bathroom. The top floor comprises two additional bedrooms and W.C, providing ample space for a growing family.

The beautifully landscaped rear garden with lighting and irrigation system, approximately 76ft in length, offers a private retreat with a decked seating area with pergola—perfect for alfresco dining. The mature lawn is bordered by lush shrubs, creating a serene outdoor space. At the rear of the garden, there is a garage, an office area, and rear access, offering the flexibility of a home office, gym, or entertainment space.

This striking detached home boasts numerous impressive features, including secure gated off-street parking. Monkams Lane is a highly sought-after location, offering the perfect blend of local amenities and picturesque green spaces. The Broadway and The High Road provide an array of shops, cafes, and restaurants, while Woodford Central Line Station is just a short stroll away, ideal for commuters. The M25 and M11 junctions are also easily accessible. For families seeking excellent education options,

the area is home to a selection of highly regarded private and state schools. Additionally, open green spaces such as Knighton Woods and Epping Forest are within walking distance, providing endless opportunities for outdoor activities. This exquisite home presents a rare opportunity to settle into one of Woodford’s finest locations, offering comfort, convenience, and a wonderful family lifestyle.

Property Information / Disclaimer

FREEHOLD
EPC Rating: E
Council Tax Band: 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.