

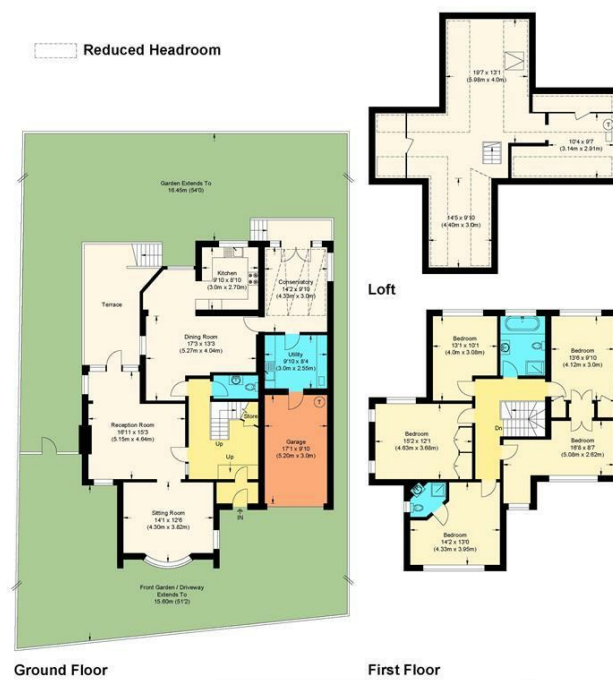
## Directions

## Viewings

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

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**william rose**  
**Monkhams Avenue**  
 Approximate Gross Internal Floor Area : 228.2 sq m / 2456.32 sq ft  
 (Excluding Loft & Including Garage)  
 Loft Area : 70.0 sq m / 753.47 sq ft  
 Garage Area : 15.60 sq m / 167.91 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

6 Monkhams Avenue, Woodford Green, IG8 0EY

Offers Over £1,650,000

- 5 bedroom detached
- Edwardian property
- Eye catching house
- Short walk to station
- Close to popular schooling
- Arts and Crafts Style
- Off street parking, Garage
- 4 reception rooms
- Popular location - Monkhams Estate
- Attractive garden

## 6 Monkams Avenue, Woodford Green IG8 0EY

Ideally located in the ever popular Monkams Estate is this stunning 5 bedroom detached house. The White Cottage has tremendous kerb appeal and full of charm. Immaculately presented and full of features. Monkams Avenue is close to popular schools and local woodland.



Council Tax Band: G



WOW, what a chance to purchase this spectacular Arts and Crafts style 5 bedroom detached Edwardian home which is extremely eye catching and full of charm. Built in 1908, The White Cottage is full of history and bursting with character. This exclusive property is located in the heart of the ever popular Monkams Estate, Monkams Avenue is one of Woodford Green's premier residential roads.

This Edwardian detached property is in spectacular condition throughout and finished to the highest standards. It has been lovingly renovated and boasts many special features including panelling in the hall, leaded windows, herringbone wood flooring, statement fireplace and coving, all of which work perfectly with the contemporary finish. The house has been extended to create a substantial, bright and airy family home in excess of 3300 sq ft including loft and garage. The ground floor flows really well and benefits from a panelled reception hall, which creates an impressive entrance to the house.

It comprises a stunning lounge leading to a further sitting room which has a relaxing feel whilst gazing out of the front bay window. There is a dining room, luxury fitted kitchen overlooking the garden. Next to the kitchen you have a conservatory which can be used for many family needs. The ground floor also benefits from an utility room, ground floor cloakroom and integral garage.

Located on the first floor via a stunning staircase, there is a stunning gallery landing. The front bedroom is a true show stopper with it's view over the front garden and en suite shower room. There are a further 4 very attractive double bedrooms and beautiful family bathroom. The loft room runs the whole length of the property which can be converted subject to the correct planning. This floor could easily be converted into one master suite. Plumbing for an additional bathroom is also in place.

The east facing garden is very secluded and has a tranquil setting. The garden offers a terrace area for entertaining, lawn with mature shrubs and trees to borders. This attractive garden is perfect for hosting large family get togethers or drinks for a few friends.

This unique and substantial family home has side

access and also benefits from off street parking for many cars with 2 driveways.

Monkams Avenue is a much sought after road and provides the perfect balance of local amenities and leafy green areas all within a few minutes' walk. There is an excellent choice of top quality state and private schools nearby. The property is a 5 minute walk to Woodford Broadway, with its independent shops, cafes and restaurants as well as Woodford tube station, with easy access to London via the Central Line. The M25 & M11 junctions are also within easy reach. There are many open green spaces - Knighton Woods and Epping Forest are a walk away. This is a unique property and the ideal choice for the discerning buyer, who is looking for the perfect family home.

London Borough Of Redbridge - band G  
EPC band D