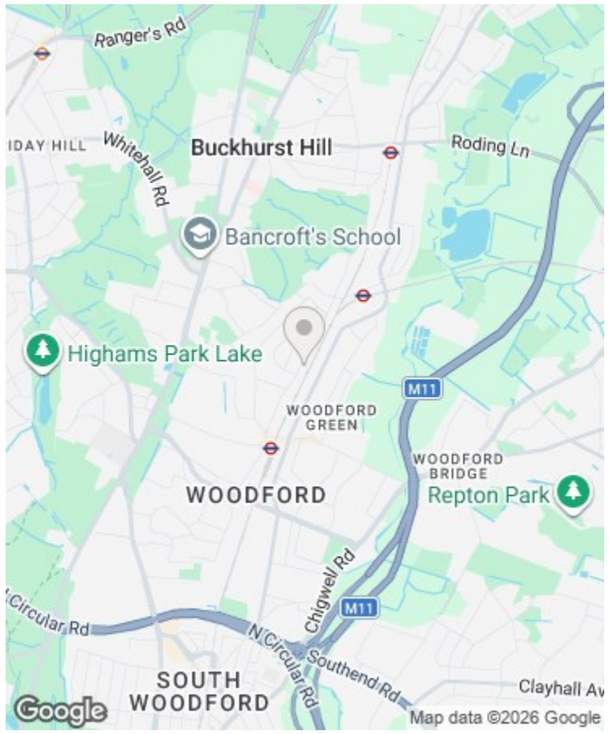
william rose



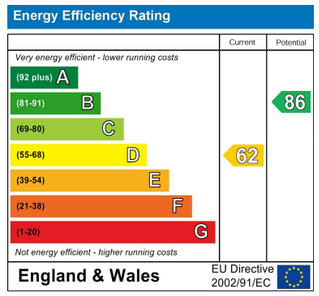
Directions

Viewings

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

EPC Rating

D













92 Kings Avenue, Woodford Green, IG8 0JG

Offers Over £850,000

- Three bedrooms
- Monkhams estate
- Large driveway & detached garage
- Open plan kitchen/living/dining space
- Downstairs cloakroom
- Semi-detached
- Two bathrooms
- Big patio & generous garden
- Seperate reception room
- Walking distance to station, schools & amenities

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92 Kings Avenue, Woodford Green IG8 0JG

Situated on the highly sought-after Monkhams Estate, this beautifully presented three-bedroom semi-detached family home offers spacious and stylish accommodation throughout, complemented by a generous rear garden, detached garage and a useful storage room beneath the garage. Ideally positioned within walking distance of both Woodford Central Line Station and Roding Valley Station, the property is also perfectly placed for many of Woodford's most highly regarded schools, making it an ideal choice for families.

3 | 2 | 2 | D | Council Tax Band: F







The accommodation begins with a welcoming entrance hall, complete with a contemporary ground floor cloakroom and useful under-stairs storage. To the front of the property is an elegant bay-fronted reception room, providing a bright and comfortable living space. To the rear, the home opens into a stunning open-plan kitchen/dining room, thoughtfully designed with a range of modern units, a central island and ample space for family living and entertaining. Bi-fold doors lead directly onto an elevated decked terrace, creating a seamless transition between indoor and outdoor living whilst overlooking the impressive rear garden.

The first floor comprises three well-proportioned bedrooms, including an impressive principal bedroom with a bay window. Bedroom two is a generous double overlooking the rear garden, whilst bedroom three provides an ideal child's bedroom, guest room or home office. The accommodation is completed by a modern family bathroom and an additional shower room, offering practicality for busy family life.

Externally, the property enjoys a substantial rear garden, predominantly laid to lawn with mature trees and established planting, providing an excellent space for families and outdoor entertaining. To the rear of the plot is a detached garage with gated side access, whilst a useful storage room beneath the garage offers excellent additional space for tools, garden equipment or hobbies.

Kings Avenue is one of Woodford Green's premier residential roads, forming part of the prestigious Monkhams Estate. The property is within walking distance of both Woodford and Roding Valley stations, offering excellent transport links into the City and Canary Wharf via the Central Line. The area is renowned for its outstanding selection of schools, including Churchfields Junior School, Woodbridge High School, Bancroft's School, St Aubyn's School and Woodford Green Preparatory School. Residents also benefit from easy access to the shops, cafés and restaurants of George Lane and Woodford Broadway, whilst Epping Forest is just moments away, providing acres of beautiful green open space for walking, cycling and family leisure activities.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D
Council Tax Band: F (Redbridge)

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.