

## Directions

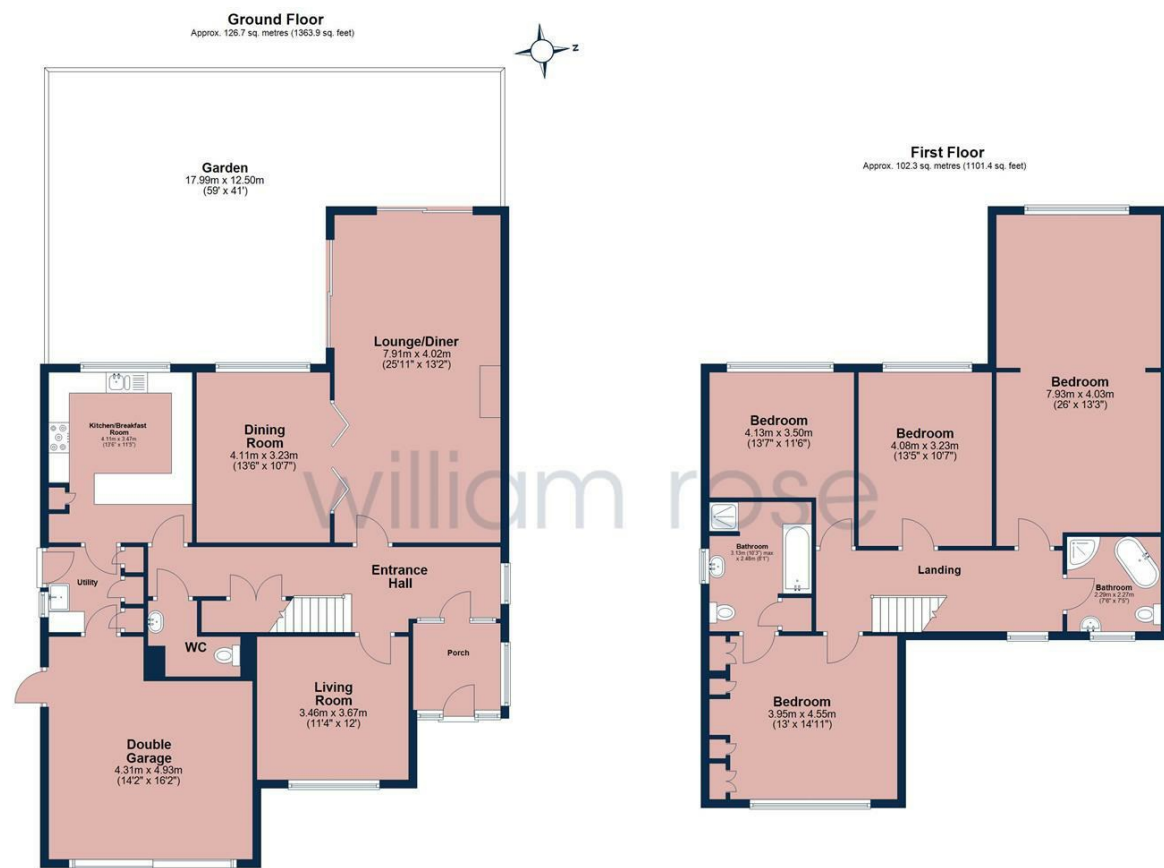
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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	



Total area: approx. 229.0 sq. metres (2465.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the internal area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Tudor Close



## 20 Tudor Close, Woodford Green, IG8 0LF

Asking Price £1,350,000

- \*SOLD BY WILLIAM ROSE\*
- Quiet cul-de-sac position
- Integrated double garage
- Separate dining room
- Excellent potential to modernise and extend (STPP)
- Monkhams
- Large driveway
- Spacious rear lounge/diner with garden access
- Kitchen/breakfast room with adjoining utility
- Close to Woodford station & schools

## 20 Tudor Close, Woodford Green IG8 0LF

Positioned within the prestigious Monkams Estate, just off Monkams Drive, this substantial four bedroom detached residence on Tudors Close offers generous family accommodation, a large carriage driveway and an integrated double garage, all with tremendous scope for modernisation and extension (subject to the usual consents).



Council Tax Band: G



You enter via an enclosed porch into a spacious entrance hall which provides access to the principal ground floor rooms. To the front is a well-proportioned living room, ideal as a formal reception or comfortable family space. To the rear, a large lounge/diner spans the width of the house, enjoying views and access to the garden, creating an excellent entertaining area. A separate dining room sits adjacent to the kitchen/breakfast room, which overlooks the rear garden and offers clear potential to be opened up into a contemporary kitchen family hub. Off the hallway there is a guest WC, a useful utility room with side access, and internal access to the integrated double garage.

Upstairs, the first floor landing leads to four generous bedrooms. The principal bedroom is located to the front of the property and benefits from its own en-suite shower room. There are three further well-sized double bedrooms, all served by a family bathroom. The existing layout provides excellent flexibility and offers potential to reconfigure or enhance the accommodation further to suit modern family living.

Externally, the property benefits from a large driveway providing ample off-street parking and access to the integrated double garage. The rear garden is generous and offers a superb blank canvas for landscaping or extension, creating a long-term family home in one of Woodford Green's premier positions.

Tudors Close is a quiet and highly regarded residential turning forming part of the sought-after Monkams Estate in Woodford Green. The area is characterised by wide, tree-lined roads and substantial detached homes, offering a peaceful setting while remaining conveniently located. Woodford Central Line station provides direct access into the City and West End, while well-regarded local schooling options and independent schools are within easy reach. The open spaces of Epping Forest are also nearby, making this an ideal location for families seeking both convenience and lifestyle.

### Property Information / Disclaimer

FREEHOLD  
EPC Rating: C

Council Tax Band: G (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.