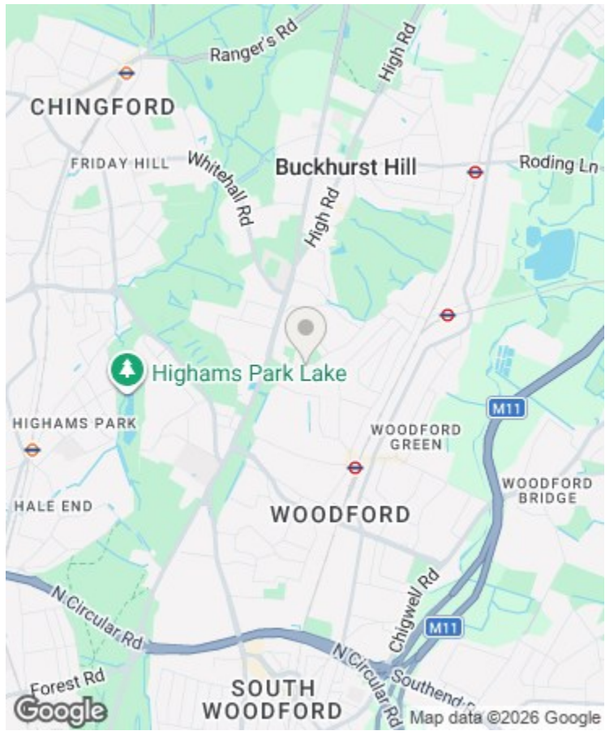
william rose



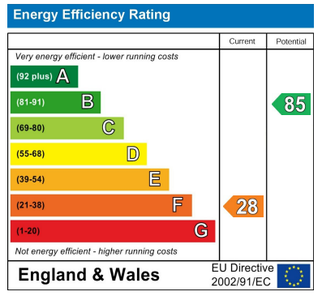
Directions

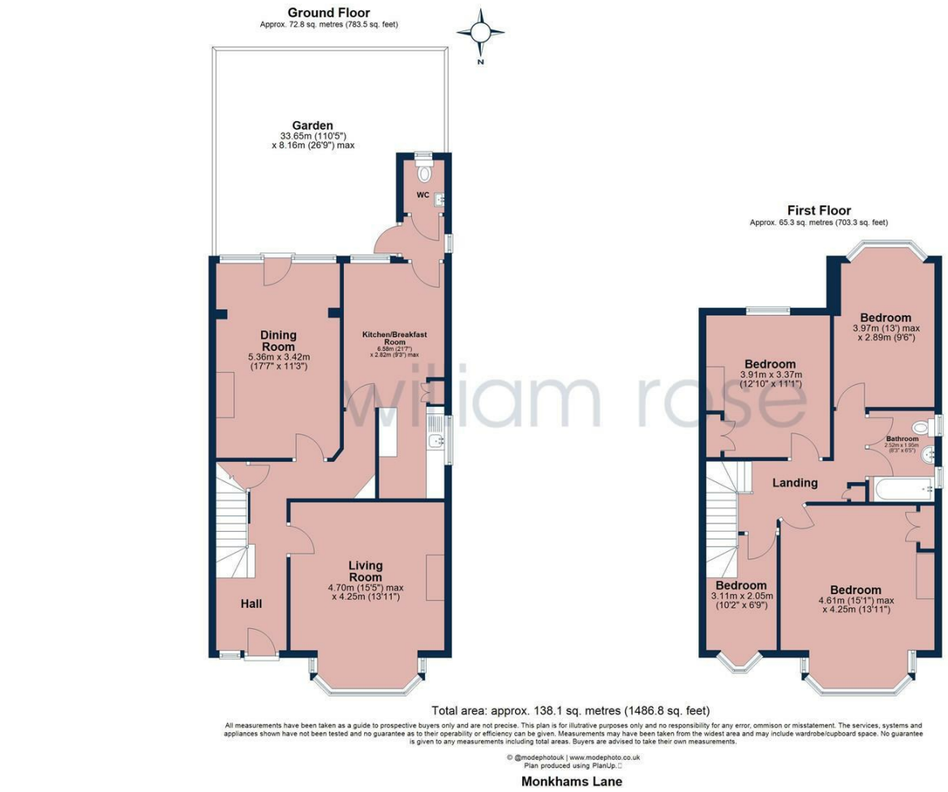
Viewings

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

EPC Rating

F













17 Monkhams Lane, Woodford Green, IG8 0NJ

Offers In Excess Of £1,000,000

- *SOLD BY WILLIAM ROSE*

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
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17 Monkhams Lane, Woodford Green IG8 0NJ

Sold chain free this 4 bedroom semi-detached period home offers generous living space and a large rear garden, the property is perfect for buyers looking to modernise and extend (subject to planning) to create a stunning family home. A chance to add your own style in a truly sought-after setting on the Monkhams Estate

4 | 1 | 3 | F | Council Tax Band: F







Elegant Edwardian Home on Monkhams Lane, Woodford Green
Set on one of the most desirable roads within the prestigious Monkhams Estate, this striking Edwardian semi-detached home offers a rare opportunity to restore and extend a property of true character and charm. Positioned at the top of the hill, the house enjoys far-reaching views over Woodford Wells Cricket Ground, a stunning front aspect rarely found in the area.

Full of period detail, this chain-free property presents a blank canvas for a buyer with vision, offering substantial potential to modernise and create a truly bespoke family home (subject to planning permission). With original features including decorative coving, cornicing, and a grand entrance hall, the home retains much of its original charm and elegance.

Ground Floor Layout
The home opens into a spacious and welcoming hallway with original tiled flooring, setting the tone for the character found throughout. To the front, the living room is bathed in natural light from a large bay window and is perfect for relaxing or entertaining.
Toward the rear, a generous dining room offers an ideal space for family gatherings and special occasions, with a door opening directly to the garden. The kitchen is tucked away to the rear of the home and connects to a charming breakfast area, providing views and access to the sunny rear garden. A convenient ground floor WC completes the layout.

First Floor Arrangement
Upstairs, the home comprises four bedrooms arranged around a central landing. The principal bedroom, located at the front, features a large bay window with stunning panoramic views of the cricket ground. The remaining bedrooms are well-proportioned, offering flexibility for family use, a home office, or guest accommodation. A traditional family bathroom serves this floor, with scope for reconfiguration or modernisation.

Outdoor Space
The rear garden is a real highlight—south-facing, spacious, and full of potential. It's an ideal space for children to play, gardeners to thrive, or simply for enjoying alfresco dining during the warmer months. There is also side access and off street parking to the front.

Prime Location
Monkhams Lane is a peaceful, tree-lined street within easy reach of both Woodford Broadway and the High Road, where you'll find an array of cafés, restaurants, and shops. Woodford Central Line Station is just a short walk away, offering swift links into the City and West End. For those who drive, the M11 and M25 are easily accessible.
Families will appreciate the excellent selection of both state and private schools nearby, along with green spaces such as Knighton Woods and Epping Forest just a short stroll away, perfect for weekend walks and outdoor adventures.

Property Information / Disclaimer

FREEHOLD
Council Tax Band: F Redbridge
EPC F

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.