

Directions

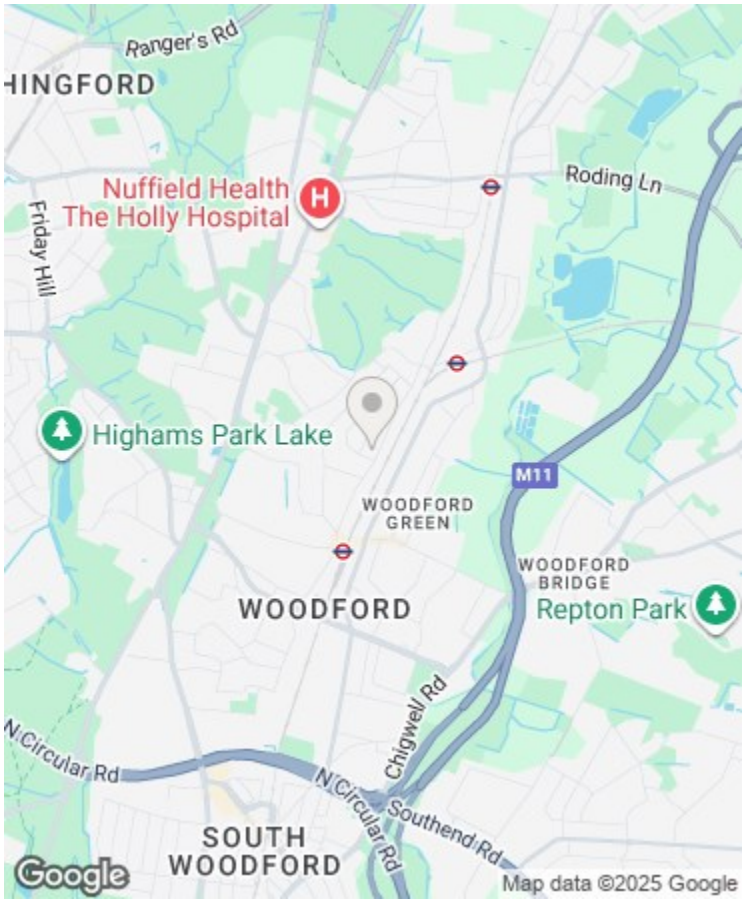
Viewings

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		
(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	



78 Kings Avenue, Woodford Green, IG8 0JG

£3,000 PCM

- 4 bedroom house
- Recently refurbished
- Modern kitchen-diner
- Luxury family bathroom
- Close to forest
- Monkams Estate
- Master with en-suite
- Garage & off street parking
- Close to Woodford station
- Popular schools near by



# 78 Kings Avenue, Woodford Green IG8 0JG

Located on this ever sought after location on the Monkams Estate is this stunning 4 bedroom home. The property is a short walk to Woodford station and the Broadway shops. The property offers spacious living accommodation and is in immaculate condition throughout and offers a large garden, off street parking and garage.

Located on the ever popular Monkams Estate is Kings Avenue which is widely known as an exclusive residential family road. This four bedroom home is in excellent condition and offers bright and spacious accommodation throughout and ticks all the boxes for excellent family living.

The property has a lovely family family feel and has many features, accommodation comprises of a reception hallway, reception room, stunning kitchen-diner leading to a patio which is perfect for entertaining. The first floor offers three bedrooms and a luxury bathroom. On the top floor you have a master suite with fitted wardrobe and an en-suite shower room.

There is a great sized rear garden with patio area for entertaining where you can enjoy those summers BBQ, leading to lawn. This eye catching is an ideal family home and has off street parking and garage.

Kings Avenue is a popular residential road and provides the perfect balance of local amenities and leafy green areas. There are also local shops, cafes and restaurants with The Broadway and Queens Road being close by. Being located on the Monkams Estate you are within a short stroll to Woodford Central Line Station, Roding Valley and Buckhurst Hill Central Line station which is perfect for your daily commute. There are many popular state and private schools close by making this property a perfect place to settle down.

Council Tax band - F  
EPC - C

 4

 2

 2

 C

Council Tax Band: F

