



**BUTLER & STAG**

Hornbeam Lane | London  
| E4

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# *Monkswood is a stunning, detached character residence with excellent potential to extend, retaining many of its original features complimented by modern conveniences.*

- *First Class Location* • *Detached Family Home* • *180' Garden/ Heated Swimming Pool* • *Four Bedrooms/ Two Bathrooms* • *Deep Plot Backing West Essex Golf Course* • *Excellent Potential to Extend*

## *Asking Price £1,500,000 | Freehold*

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Situated in the highly sought after area of Sewardstonebury, North Chingford, the house enjoys all the benefits of a town location whilst backing West Essex Golf Course and being on the edge of Epping Forest where a variety of outdoor country pursuits can be found.

Spanning over 2600 sq ft/ 243 sqm the house enjoys generous living/entertaining space comprising of an inviting entrance hall, formal dining room, large living room with bar and wonderful views over the rear garden, study, utility room, guest cloakroom and modern kitchen/ breakfast room with feature island.

The first floor hosts four double bedrooms and two bathrooms with the majority enjoying golf course views.

Of particular note is the potential to add a two storey side extension (subject to planning) in place of the timber framed, attached garage which could increase the floor space by well over 1000 sq ft.

Externally, the property features an expansive block paved carriage driveway offering off street parking for several vehicles. There is side access to the left of the garage through to a substantial westerly facing garden with a heated swimming pool and pond. The majority of the garden is laid to lawn with mature shrub borders and a pond. To the rear of the garden lies the buggy shed and gate leading straight onto the 11th fairway making this every golfer's dream home.

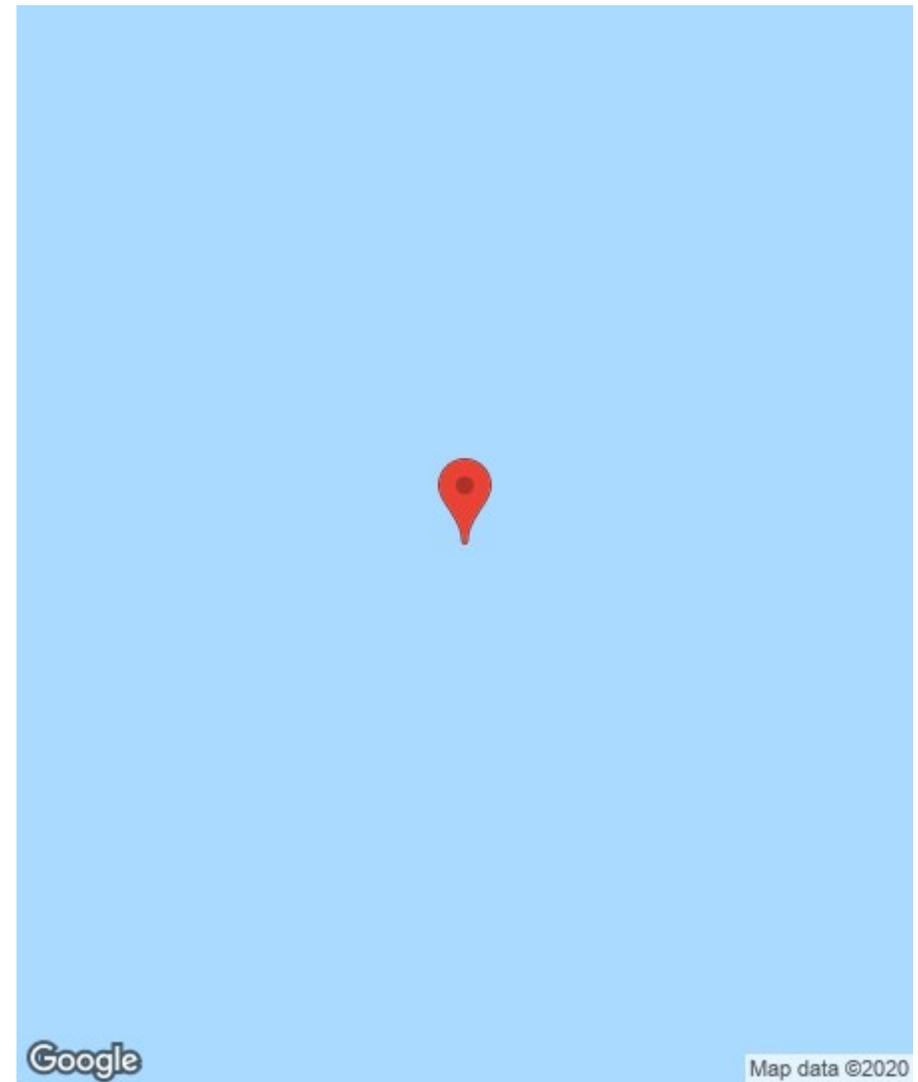
On nearby Station Road you will find everything you need on a day to day basis including a choice of cafés, bars and restaurants. Families are drawn to this area for its everyday practicalities. High on the agenda being the local private and state schools, excellent transport links in the form of a train station offering swift access to Liverpool Street (25 mins approx), M25 and M11 and nearby leisure centres, golf course and gyms.

It is worth mentioning that one of the stops on the Chingford Line is Walthamstow where the tube line (Victorian Line) can be picked up. A further variety of amenities can be found in the neighbouring towns of Buckhurst Hill, Loughton, Epping, Chigwell and Woodford.

London is easily accessed by the train line found only a short distance from the house. Ideal for the city commuter.







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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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			
		51	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
		36	66
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		