



Monkhams Avenue, Woodford Green, IG8

BUTLER & STAG





**Guide Price £1,500,000-£1,550,000.**  
**Situated on the sought after**  
**Monkhams Avenue, this**  
**substantial extended Edwardian**  
**family home offers approximately**  
**2,362 Sq. ft of well-balanced**  
**accommodation arranged over**  
**three floors, complemented by off-**  
**street parking and a detached**  
**garage, making it ideal for modern**  
**family living.**



## Freehold

- Stunning Edwardian Family Home
- Two Formal Reception Rooms
- Utility Room & Separate W/C
- Five Double Bedrooms/Two Bathrooms
- Striking Open-Plan Kitchen/ Lounge/ Diner
- 2362 Sq. ft Of Accommodation Space

The ground floor is arranged around generous and versatile reception space. An inviting entrance hall leads to a formal living room positioned at the front of the house, while to the rear a spacious kitchen/diner forms the heart of the home, providing ample room for both everyday living and entertaining. The hand painted kitchen is supported by a practical utility room and separate WC. In addition, there is a comfortable lounge opening towards the garden, creating an excellent secondary reception or family room with strong indoor-outdoor connection. The first floor provides four well-proportioned double bedrooms, offering flexibility for family, guests, or home working. The principal bedroom benefits from excellent proportions, while the remaining rooms are all suitable doubles. A centrally located family bathroom serves this level. The second floor adds a further spacious bedroom along with a separate shower room, making it an ideal guest suite, teenage retreat, or private home office. Eaves storage enhances practicality on this level.

Externally, the property is further enhanced by a detached garage, offering excellent potential for storage, workshop use, or conversion (subject to the usual consents). There is also off-street parking to the frontage too. There is also a substantial rear garden designed for both family life and entertaining which includes both a summer house and a storage shed.

Overall, this is a generously sized and thoughtfully arranged home that combines flexible living space with strong family appeal. With the current ownership extending to 38 years, in this time the property has been lovingly cared for and thoughtfully maintained. Throughout their ownership, great attention has been paid to preserving the home's original period features, ensuring its character and charm remain beautifully intact.









## Monkhams Avenue

Approx. Gross Internal Area 219.5 Sq M ( 2362.8 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.