



Tudor Close, Woodford Green, IG8

BUTLER  STAG





**Tucked away in a quiet cul-de-sac in the heart of the highly desirable Monkams Estate, you'll find this charming detached mock Tudor family home.**



## Freehold

- SOLD BY BUTLER AND STAG BUCKHURST HILL
- Separate Office/Ground Floor Bedroom
- Short Walk To Woodford Central Line Station And Broadway
- Three Double Bedrooms
- Off Street Parking For Two Cars
- Ground Floor Bathroom & Utility Room

This beautifully updated, detached Mock Tudor residence is situated on the prestigious Monkams Estate, blending period charm with stylish modern living. Thoughtfully extended and enhanced by the current owner, including a spacious kitchen extension and a converted garage, the property now offers a flexible and well-balanced layout ideal for family life.

The ground floor features an impressive open-plan kitchen and dining area, ideal for both everyday living and entertaining. Adjoining this space is a useful utility room and a convenient bathroom. Two additional reception rooms—a bright living room and a separate lounge—provide ample space for relaxation or social gatherings. A dedicated study offers the ideal environment for remote work or quiet reading.

Upstairs, three well-proportioned bedrooms are complemented by a large family bathroom. The principal bedroom enjoys an enviable position with good natural light, while the other two bedrooms offer flexibility for family, guests, or additional workspaces. A useful storage room completes the upper level, adding to the home's practical appeal.

Throughout, the layout has been thoughtfully designed to offer a seamless flow of space, with a welcoming hallway and central landing ensuring easy movement between rooms.

This is a perfect home for growing families or anyone seeking space and adaptability in a quiet, residential setting.

Living on the Monkams estates offers homeowners the perfect blend of suburban life and city convenience. Known for its tree-lined avenues, period homes, and strong sense of community, the Monkams Estate is one of the most sought-after









## Tudor Close

Approx. Gross Internal Area 157.6 Sq M ( 1695.9 Sq Ft )

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### Ground Floor

Approx. 96.7 sq. metres (1041.2 sq. feet)



### First Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



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.