



CHURCHILL
estates

Monkhams Lane, Woodford Green

Offers In Excess Of
£1,200,000

Tenure: Freehold

Floor Area: sq ft

Local Authority: Redbridge

Council Tax Band: F

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Nestled in the highly sought-after Monkams Estate, this charming house on Monkams Lane offers a perfect blend of classic character and modern living. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and convenience.

Upon entering, you are welcomed into a cosy living room that exudes warmth and charm. The ground floor also features a convenient cloakroom and a stunning open-plan kitchen and dining area, which is bathed in natural light, creating an inviting space for family gatherings and entertaining guests.

This thoughtfully extended home provides ample living space, ensuring that everyone can enjoy their own area. The first floor boasts three generous double bedrooms, each equipped with fitted wardrobes, providing plenty of storage. A family bathroom completes this level, offering practicality for daily routines. Ascending to the second floor, you will discover the principal bedroom, this room benefits from its own shower ensuite and offers far-reaching views. Externally, the property features off-street parking for multiple vehicles, a valuable asset in this desirable location. The low maintenance rear garden, measures approximately 75ft,

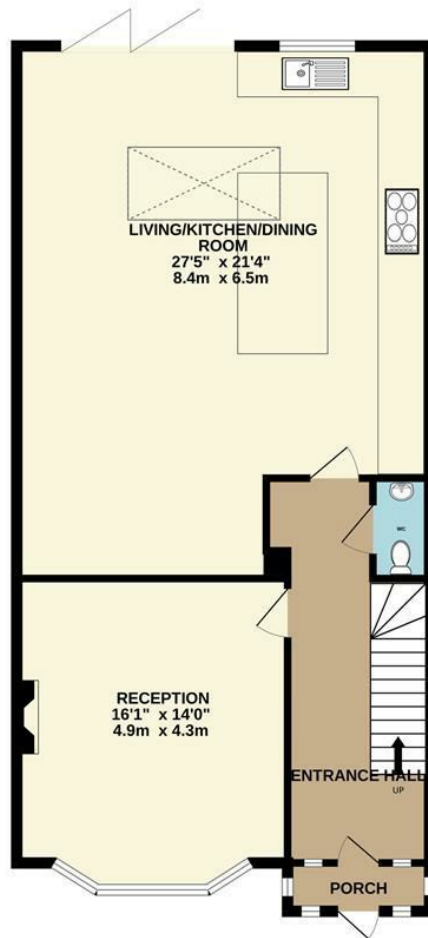


Conveniently located near Woodford Underground Station, excellent schooling options, Knighton Woods, and a variety of amenities, this home is perfectly positioned for both convenience and leisure. This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

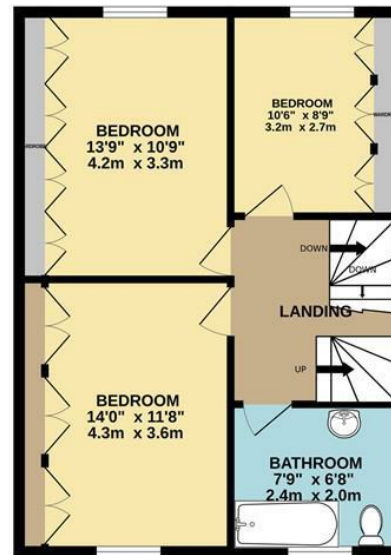




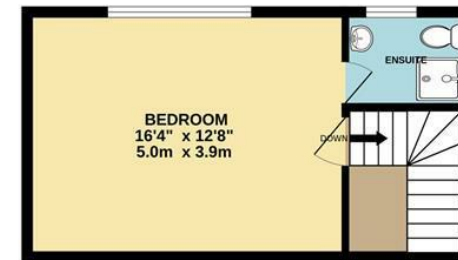
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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