



P R I M E R E S I D E N T I A L

P R E S E N T S

Monkhams Lane, Woodford Green



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james
FOR SALE
0208 0180 330 | www.elliott.co.uk

Monkhams Lane, Woodford Green



Elliott James are delighted to bring to the market this beautifully presented family home situated within the sought-after Monkhams Estate. The internal accommodation in this exceptional four bedroom extended semi-detached Edwardian is arranged over three floors. This property sits 0.5 miles from Roding Valley Central Line station, 0.3 miles from Woodford Wells cricket / tennis club and is within a short walk of a selection of well-regarded state and independent schools.

The ground floor comprises of front porch, entrance hall, a well-presented living room with bay window and central fireplace to the front, a stunning open plan kitchen with central island, range cooker and wine fridge to the rear. The open plan kitchen/dining/ family room also includes beautiful velux windows in addition to bi-fold doors opening onto the rear garden which creates a large light focal family space. There is a fully equipped utility room and downstairs cloakroom. The first floor offers three bedrooms and a stylish family bathroom, whilst on the second floor the spacious master suite comprises of an en- suite shower room, walk-in wardrobe, storage to the eaves and Juliet balcony offering stunning far-reaching views.

The exterior offers a Southerly aspect rear garden which is mainly laid to lawn and benefits from a generous patio area, side entrance, planted borders and shed. To the front of the house there is a block paved driveway providing off-street parking for two cars.

Viewings are highly recommended to fully appreciate the accommodation on offer and all viewings are strictly by appointment only.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA
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0208 0165 333



An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

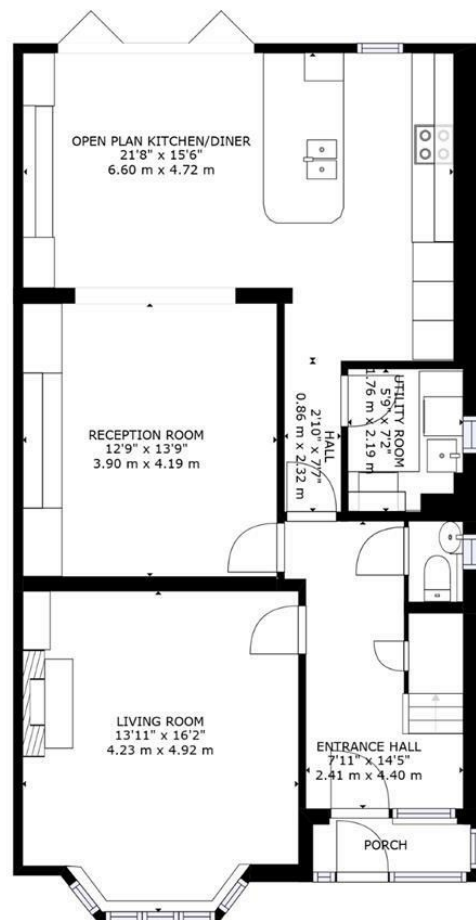
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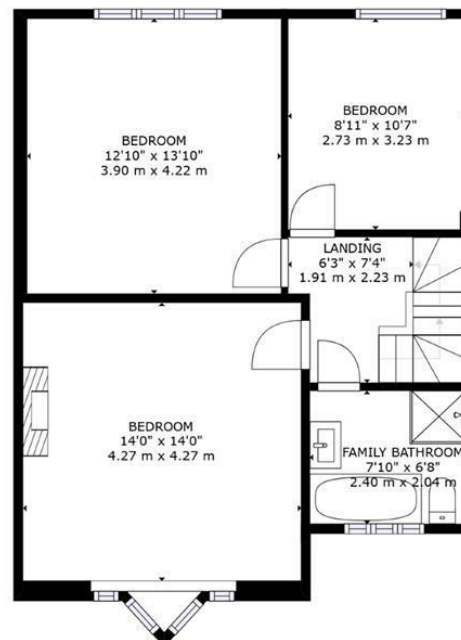
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Sqft 1885.00 sq ft	Type House - Semi-Detached	Style Edwardian
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority London Borough of Redbridge	Tax Band F

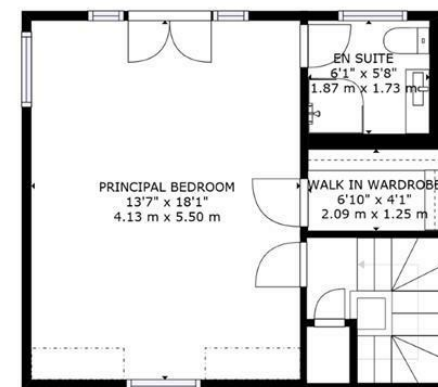
PLANS



FLOOR 1



FLOOR 2

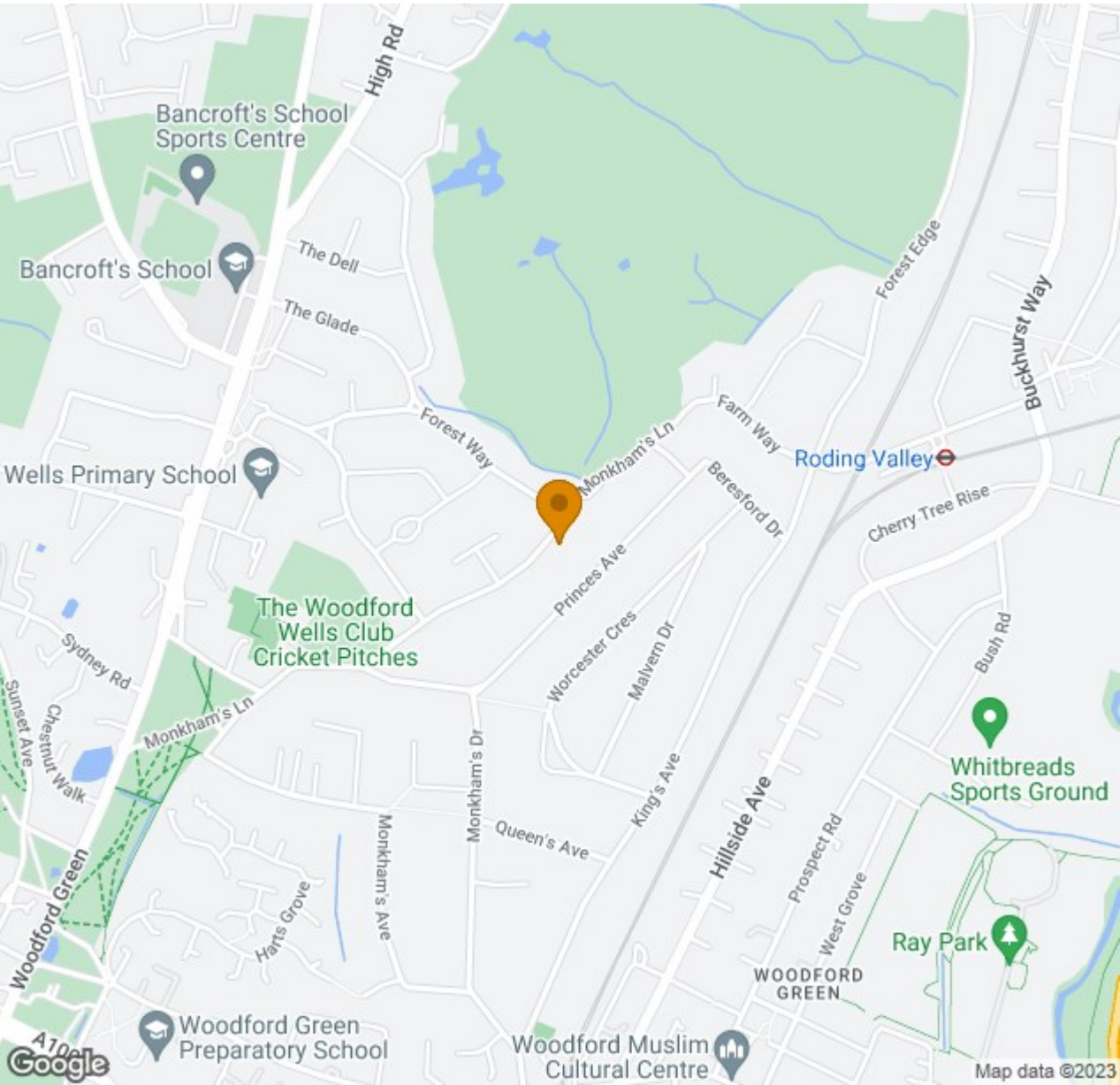


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 893 sq. ft, 83 m², FLOOR 2: 616 sq. ft, 57 m²
 FLOOR 3: 356 sq. ft, 33 m², EXCLUDED AREAS:
 PORCH: 21 sq. ft, 2 m², REDUCED HEADROOM BELOW 1.5M: 15 sq. ft, 1 m²
 TOTAL: 1864 sq. ft, 173 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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