



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 Avenue, Woodford Green



elliott E | J james

# Monkhams Avenue, Woodford Green



Elliott James are delighted to bring to the market this immaculately presented four bedroom detached family home situated within the sought-after Monkhams Estate. The property has been modernized throughout to a high specification by its current owners and is situated within easy access to the Central Line, a selection of well regarded schools from independent, faith to grammar and state. The property is also within walking distance to Woodford Green's busy High Street with its wide variety of shops and eateries.

The ground floor accommodation comprises; a spacious entrance hallway, study, large formal reception room and a magnificent open plan kitchen / diner benefitting from underfloor heating, built in SONOS sound system, built in NEFF kitchen appliances and coffee machine, bi-folding patio doors leading out onto the garden and a separate utility / laundry room.

The first floor offers two bedrooms both benefiting from built-in wardrobes and air condition units, a further third bedroom which is currently being used as a dressing room and a spacious modern family bathroom.

The second floor comprises; a large double bedroom, air conditioning unit, modern en-suite shower room and variety of built in wardrobes with further eaves storage.

To the rear of the property you will find a bespoke designed tranquil low maintenance garden with side access, ample exterior lighting, large games / garden room with bi-folding patio doors and a beautiful feature clear view aquarium.



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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



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

**Daniel Thomas**  
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Sqft 2703.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Redbridge	Tax Band F

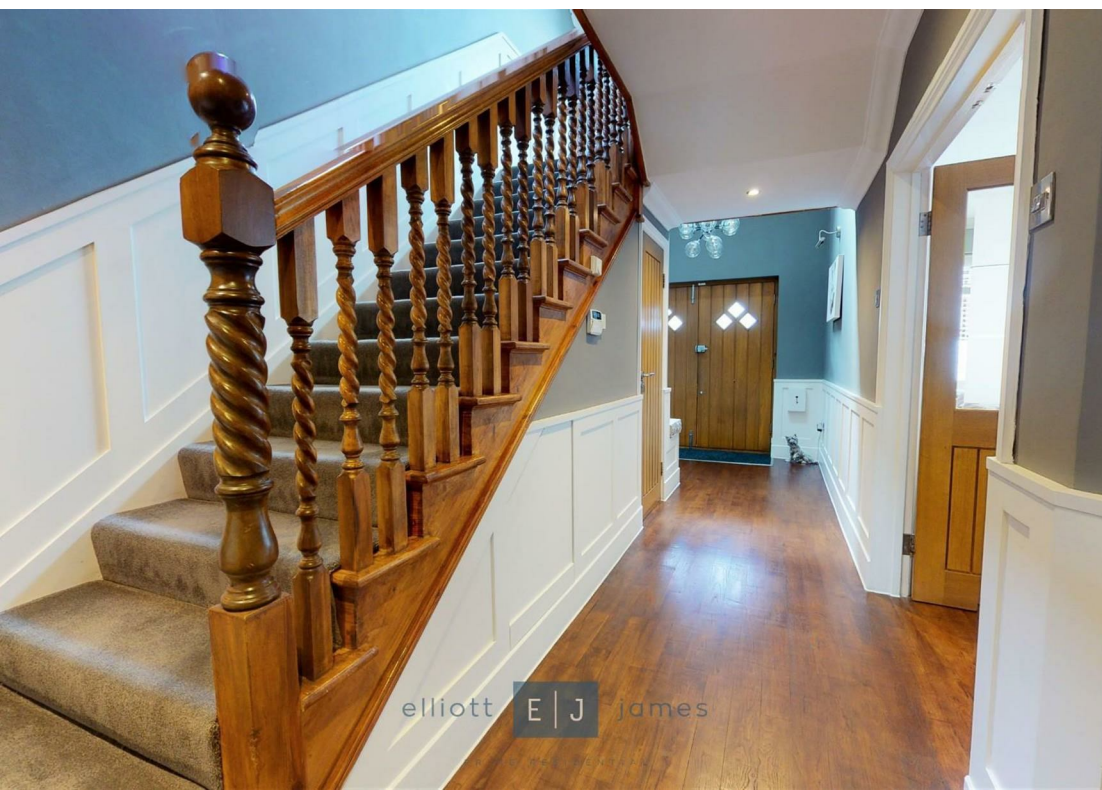


# PLANS



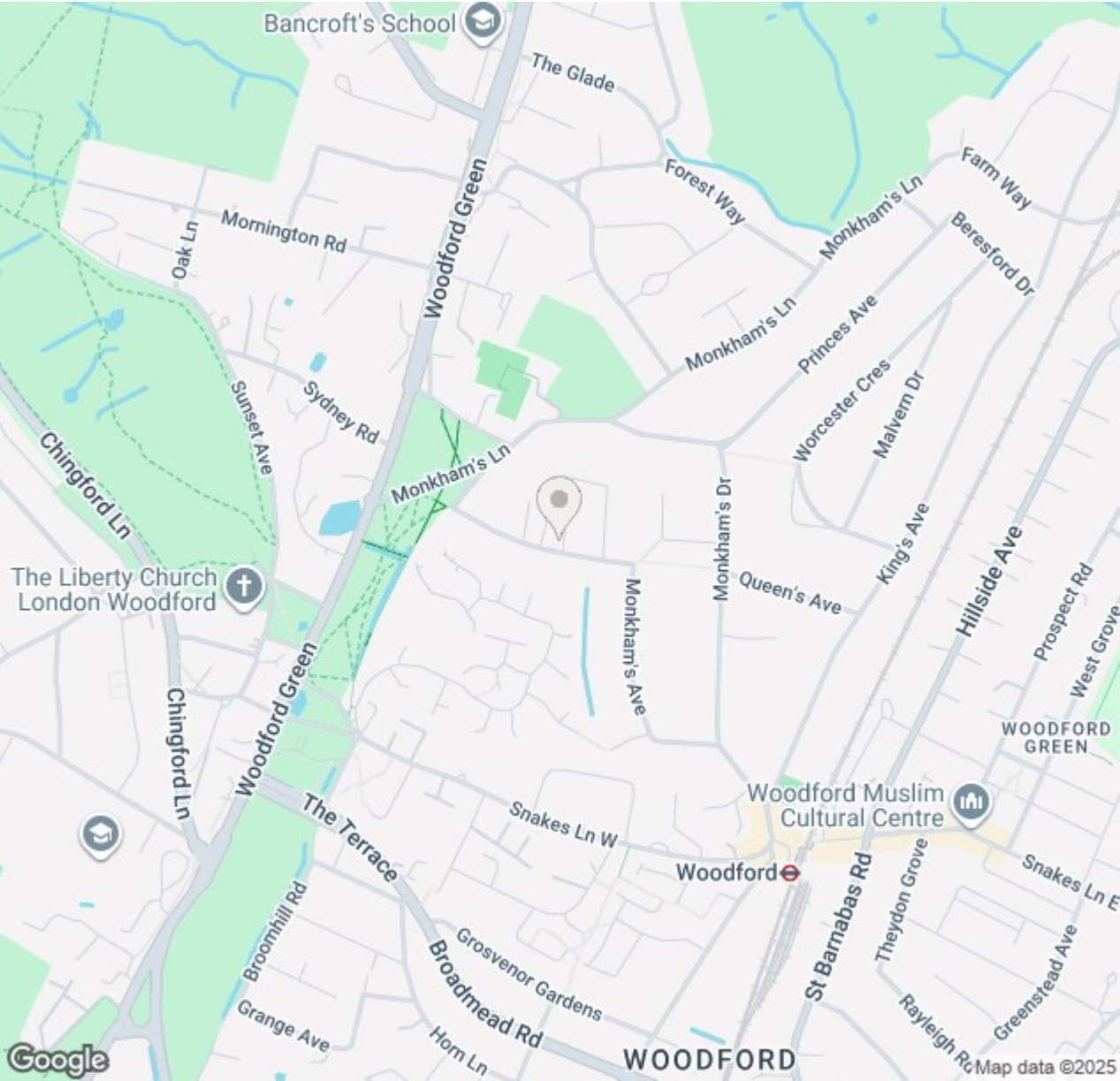
GROSS INTERNAL AREA  
 FLOOR 1: 1549 sq. ft, 144 m2, FLOOR 2: 795 sq. ft, 74 m2  
 FLOOR 3: 358 sq. ft, 33 m2  
 TOTAL: 2703 sq. ft, 251 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







# MAP & EPC



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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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