



77 Monkams Avenue, Woodford Green

Woodford Green



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A magnificent Victorian detached residence offering 4,860 Sq. ft of exceptional accommodation, extensively refurbished to an exacting standard and combining timeless period elegance with contemporary family living.

- Exceptional Electronic Gated Detached Family Residence Finished To The Highest Of Standards
- 5 Double Bedrooms/4 Bathrooms
- Three Formal Reception Rooms
- Striking Open Plan Kitchen/Diner With Separate Walk-In Pantry
- Circa 120 ft West Facing Rear Garden With Detached Gym/Shower Room & Games Room
- Air Conditioning/ Sound System/ Smart System & Timothy Oulton Lighting Throughout
- Fully Alarmed/ CCTV Installed To Front & Rear
- 0.4 miles Walk To Woodford Central Line Station (Zone 4)
- Two Utility Rooms & Guest Cloakroom
- 4860 Sq. ft Of Accommodation Space



Occupying a prominent position within the highly sought-after Monkham's Estate in Woodford, this outstanding family home represents a rare opportunity to acquire a substantial detached Victorian property that has undergone a comprehensive back-to-brick refurbishment within the last six years. Meticulously renovated throughout, the house seamlessly blends original architectural character with modern luxury, creating an exceptional home designed for both everyday family life and sophisticated entertaining. Arranged over three floors, the property provides an impressive level of accommodation with beautifully proportioned rooms, high ceilings and an abundance of natural light. The welcoming entrance hall sets the tone for the elegance throughout, leading to a selection of generous reception spaces including a formal reception room, dining room and versatile day room – each offering flexibility for modern family requirements.

At the heart of the home lies the superb kitchen/dining area, thoughtfully designed as the main social hub of the property. Featuring a substantial central island, excellent preparation space, pantry and ample room for entertaining, this impressive space provides the perfect setting for family gatherings and informal occasions. Two separate utility rooms further enhances the practicality of the accommodation alongside a guest cloakroom located just off the entrance hall.

The upper floors provide a range of exceptional bedrooms, with all three bedrooms on the first floor enjoying luxurious en-suite facilities. Several bedrooms benefit from dedicated dressing rooms, creating a private retreat feel and offering a level of comfort rarely found within a family residence of this nature. The additional second-floor accommodation provides further flexibility, ideal for guests, teenagers or home-working requirements.



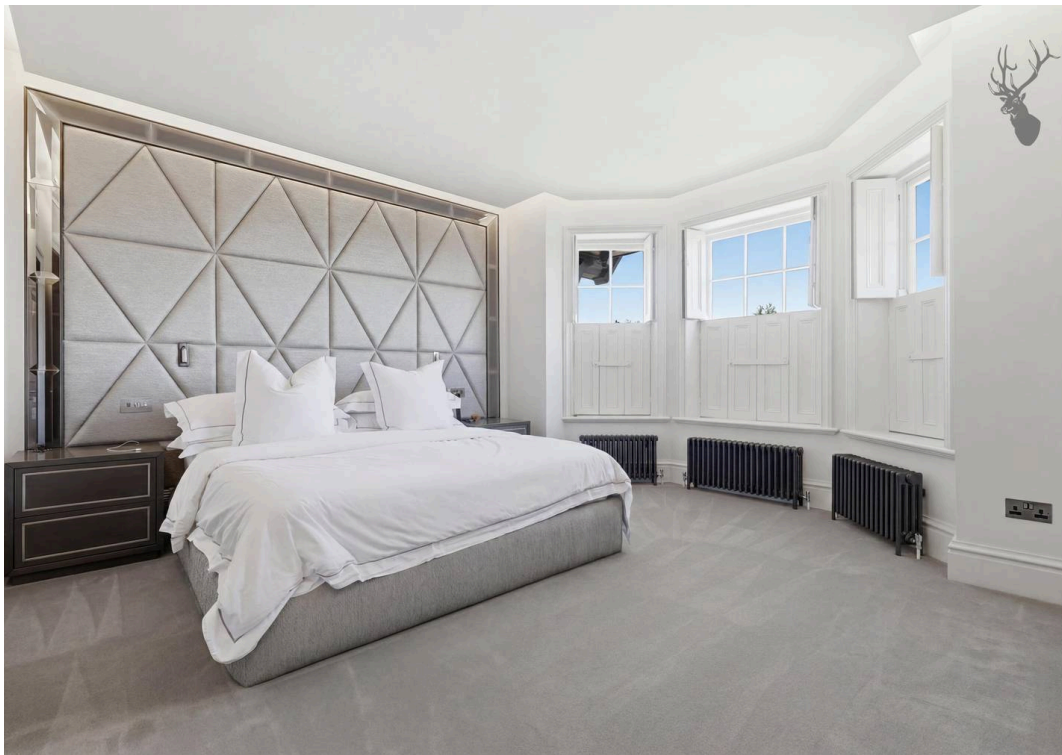
A significant feature of this remarkable property is the detached outbuilding, extending to approximately 500 Sq ft. Currently arranged as a gym, gaming space and shower room, this versatile space offers outstanding potential as a private wellness suite, home office, creative studio, guest accommodation or leisure facility.

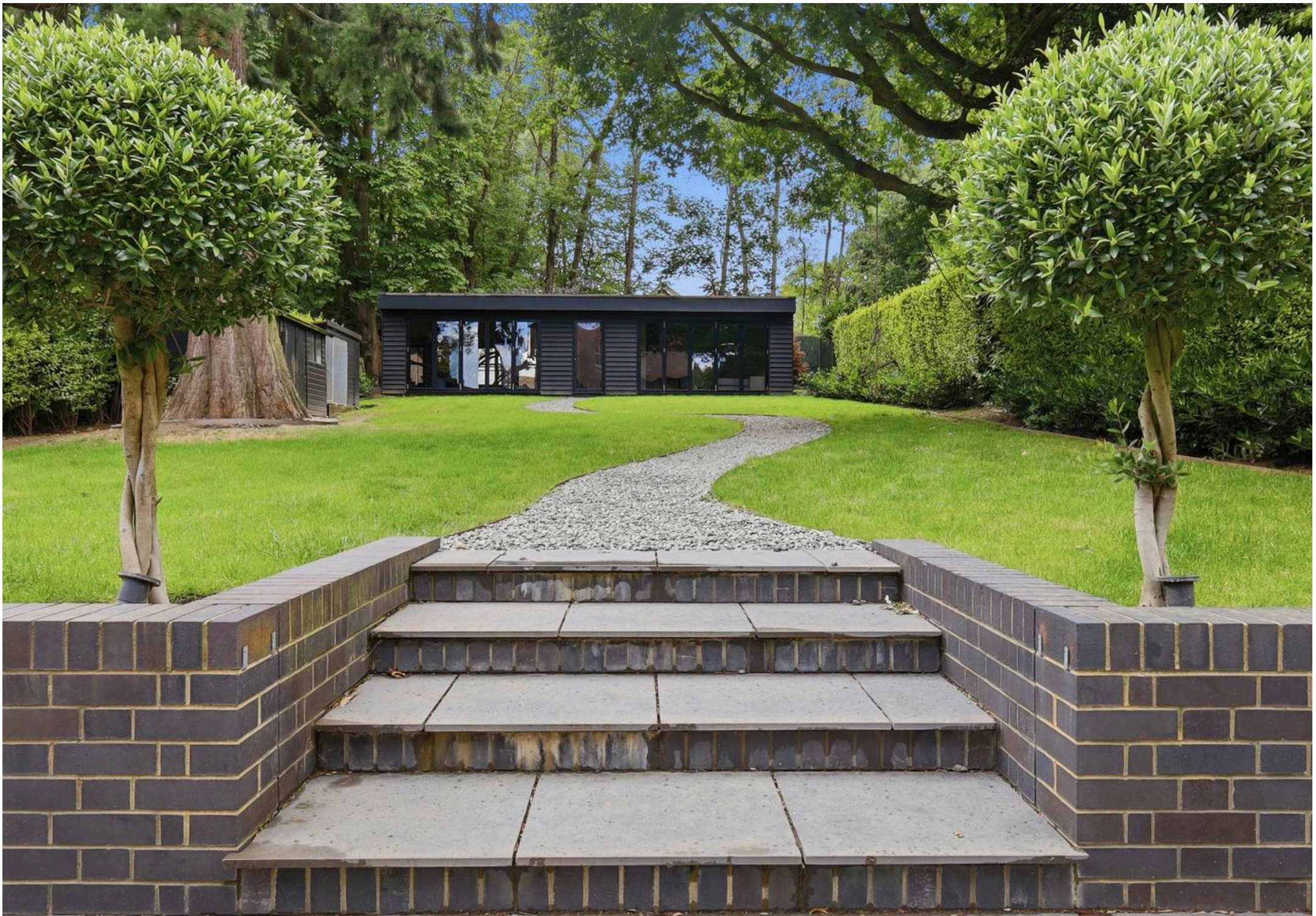
Externally, a beautifully landscaped garden offers a seamless blend of open lawn, mature trees, and contemporary outdoor living space. A generous paved patio provides the perfect setting for al fresco dining and entertaining, while elegant brick retaining walls create subtle levels and define the transition to the expansive lawn beyond. The garden is framed by established hedging and mature trees, providing a wonderful sense of privacy and greenery throughout the year. Carefully clipped ornamental topiary adds structure and character, while the sweeping lawn creates an inviting space for relaxation, family activities, or outdoor gatherings. The combination of mature planting, thoughtful landscaping, and modern design creates a tranquil and secluded outdoor environment with a strong connection to nature.

Monkhams Avenue is widely considered one of the most desirable residential roads in Woodford Green, offering a rare blend of peace and accessibility. The nearby Broadway and High Road provide a strong selection of shops, cafés, and restaurants, while London Underground Central line at Woodford gives direct links into both the City and West End. Road connections are equally convenient, with the M25 motorway and M11 motorway both easily accessible.

The area is especially popular with families, thanks to its excellent range of both private and state schooling options nearby. Green open spaces such as Knighton Woods and Epping Forest are just moments away, providing abundant opportunities for walking, cycling, and outdoor recreation.



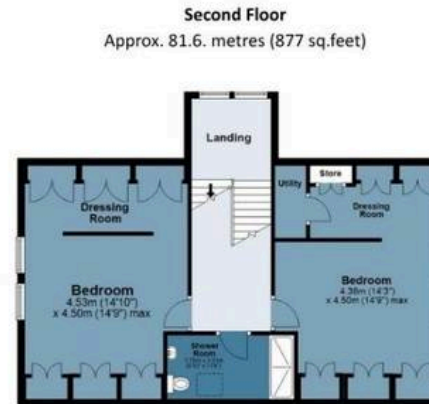
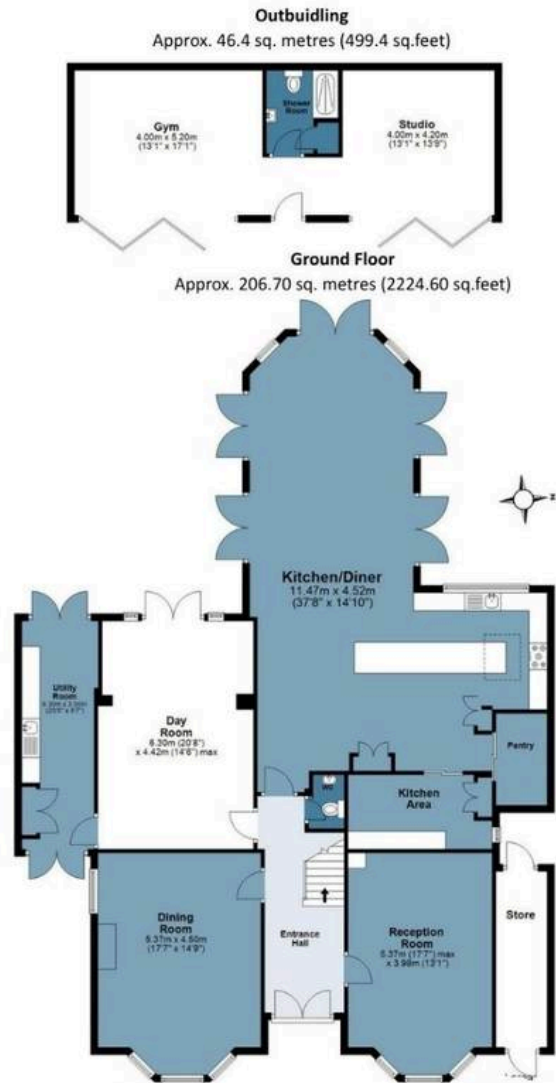




Monkhams Avenue



Approx. Gross Internal Area 451.5 sq. metres (4860 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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