



QUEENS AVENUE, WOODFORD GREEN

Offers In Excess Of £1,700,000 Freehold
5 Bed House - Semi-Detached



Features:

- Edwardian Semi Detached
- Five Generous Bedrooms
- Mature 127ft Garden
- Driveway
- Two Bathrooms & Ground Floor WC
- Utility Room
- Prestigious Monkams Location
- Grandeur & Period Charm Throughout

An immaculate five bedroom Edwardian semi detached home, in the coveted Monkams area of Woodford. The house has been superbly updated to retain its imposing character, with original features shining through the exceptional modern finish.

Behind the perfectly preserved red brick frontage you'll find over 2600 square foot of living space across three floors, all exquisitely realised. There are two bathrooms plus a ground floor cloakroom, and all bedrooms are doubles. Your ground floor is perfect for hosting, with two large receptions and beautiful conservatory, as well as a splendid private garden to the rear.

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IF YOU LIVED HERE

Through your original stained glass front door and porch, double doors open onto your grand entrance hall, with glowing parquet floor underfoot and the first of several period fireplaces. Turning to the left you'll see your stairs, with ground floor WC next to them, and then discover your reception room to the front. This gives you 260 square foot of space, with more parquet floors. Across the hall and to the right is a second reception, just as generous as your first.

To the left is your 215 square foot kitchen, with limestone flags underfoot giving the space a real country house ambience. Plentiful white units frame a gas stove, and a double Butler sink sits under dark hardwood worktops. This gives on to your elegant Amdega conservatory, 200 square feet with more limestone flags running underfoot. French doors swing wide to reveal your garden, which stretches for almost 130 feet. A patio gives way to neat lawn framed by mature borders.

Back through your hall and upstairs, you'll find your family bathroom, with modern white suite, floating vanity sink, and cubicle rainfall shower. Your first two bedrooms sit to the rear with 100 and 195 square foot of space apiece, each with bespoke storage. Bedroom three comes in at 150 square feet, with twin windows. To the front with its own bay window is your 195 square foot en suite principal bedroom, clad in stylish designer wallpaper. Up in the beautifully converted loft you'll find an impressive 250 square foot of bedroom space, bordered by bespoke wardrobes. There's also a capacious storage room, which could potentially be repurposed to a study or further

bathroom, as you prefer.

It's under half a mile to Woodford Station, from where the Central Line takes you to Stratford in just twelve minutes, Liverpool Street in twenty and Tottenham Court Road in just under thirty. If you're staying local, all your amenities are close at hand, and there's open natural space in every direction, including the rolling greenery and skyline views of Highams Park a twelve minute stroll away.

WHAT ELSE?

- Schools rated 'Outstanding' within a mile of your new home include Wells Primary, Woodbridge High School and Ray Lodge Primary. You also have a number of highly regarded independent schools within reach, including Bancroft's and Bancroft's Prep, Chigwell School and Avon House Prep School the latter just half a mile on foot.
- Your impressive drive was recently finished in enduring granite and slate, offering stylish off street parking. It's easy to get on to the M11 from here as well as the North Circular.
- Your new local is The Travellers Friend, a charming pub with a hearty menu. Alternatively visit the Odeon South Woodford for the big screen experience in an Art Deco setting.



A WORD FROM THE OWNER...

"Woodford Green is a community serviced by the local shops and pubs plus schools, green spaces and the Woodford Wells cricket club which also supplies tennis courts, squash club, Crostyx hockey club, children activities are massive here also. Plus two nurseries. Nanny Annies on the High Road and All Saints Nursery and Toddler group."

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Reception Room

13'10" x 19'6"

Kitchen

11'4" x 18'8"

Reception Room

13'6" x 18'9"

Conservatory

19'6" x 10'2"

Bedroom

13'11" x 14'7"

Ensuite

6'11" x 3'8"

Bedroom

10'4" x 14'2"

Bedroom

13'8" x 14'10"

Bedroom

11'3" x 8'6"

Bathroom

7'9" x 9'1"

Bedroom

13'11" x 17'6"

Garden

approx. 127'11"



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