



Modern Auction  
£2,700,000  
Freehold

Woodford Green, Woodford Green, Essex,  
IG8



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Essex, IG8

0.5 miles from Woodford Station  
1.2 miles from Highams Park Station  
9.7 miles from Liverpool Street Station



Situated in the sought after Monkham's Estate this house offers two detached garages, off street parking and flexible accommodation that could be ideal for multi-generational families.



8 bedroom detached in Monkham's Estate  
For sale by Modern Auction – T&C's apply  
Subject to an undisclosed Reserve Price  
Buyer's fees apply  
Close to Woodford Station  
Selection of good schools in the area  
Close to Knighton Woods  
The multiple kitchens in this property may affect borrowing, please make your own enquiries







A truly substantial detached house providing the ability to be used as two houses, which is ideal for multiple families wishing to live together, whilst still retaining their independence. Alternatively, the house could be altered to provide extremely spacious accommodation for one larger family.

The house is approached via a gated entrance that opens onto the driveway, allowing parking for several cars and access to the two detached double garages. The deep frontage is mainly laid to lawn and enjoys a good degree of privacy. Stepping inside you are sure to be impressed by the size of the accommodation, which provides areas to escape to when you would like some privacy and spaces to entertain or host parties.

Education is well catered for in the area, with a selection of schools that enjoy a high reputation nearby. Another advantage of living here is that you are only a short distance to the Central Line station, giving you access to the City and West End in

approximately 25 to 35 minutes.

The Broadway nearby provides a selection of shops, cafes and a supermarket and there are many restaurants in the High Road for meals out.

## What the owner says...

"We had already been living in Woodford Green, so we knew the area quite well. We had always admired this house so when it came up for sale, we had no hesitation in viewing it straight away.

We were initially attracted to the house due to its character and cottage design, but once inside it had a big impact on us and we knew it was just what we wanted. We needed to accommodate relatives so with the house being split into two houses within one it was ideal for us, even to the fact that it had two detached double garages.

We have been very happy here and the house has proven to be a perfect as we thought it would be and more. We are only selling as now other family members have moved out the house is too big for us."



For directions to this property please contact us.

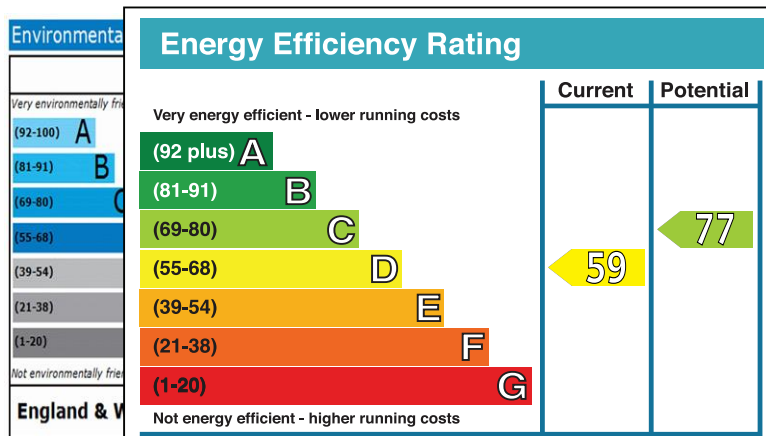
Viewing: Strictly by appointment with Fine & Country's offices in:

**Loughton on 020 8418 0018**

234 High Road, Loughton, Essex, IG10 1RB  
loughton@fineandcountry.com

**London office**

121 Park Lane, Mayfair, London, W1K 7AG



## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you arrange to view, make an offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The winning bidder will make payment of £300.00 including VAT towards the preparation cost of the Buyers Information Pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

## Referral Arrangements

Fine & Country and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Fine & Country may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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