



Hillside Avenue Woodford Green IG8 7RN

Offers In Excess Of £875,000



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Woodford Green  
IG8 7RN  
Offers In Excess Of £875,000

- Six Bedroom End of Terrace House
- Double Fronted
- Two Reception Rooms
- Over 1700sqft of Internal Space
- Modern Kitchen
- Driveway
- 35ft Rear Garden With Side Access
- Walking Distance To Roding Valley Train Station
- Easy Access To M11 & A406
- Chain Free





Strettons are pleased to present this double fronted six bedroom end of terrace house located on the sought after Hillside Avenue in IG8. This impressive 1930s property offers a rare combination of size, natural light, and versatile living space, ideal for growing families and investors.

The property which is available on a chain free basis and boasts 1727sqft of internal space features six bedrooms, including two with ensuite bathrooms, complemented by a family bathroom and two additional shower room. The two reception rooms provide excellent space for entertaining or relaxing, each benefiting from large windows that flood the rooms with natural light.

At the heart of the home is a generously proportioned kitchen, fitted with modern units and ample workspace. The property also benefits from a driveway providing off-street parking, adding convenience for multiple vehicles and easy access to the home, while the rear garden offers an excellent extension of the living space for outdoor dining, family activities, or relaxation.

Hillside Avenue is well connected, conveniently located within walking distance to Roding Valley Train Station providing direct links to Stratford, London Liverpool Street and beyond. The M11 & A406 is also within easy reach. Local amenities, schools, parks, and shops are all conveniently nearby, making this an ideal family home in a highly desirable area.



### Hallway

### Reception / Dining Room

15'6 x 12'3 (4.72m x 3.73m)

### Reception Room

12'5 x 10'8 (3.78m x 3.25m)

### Kitchen

12'6 x 12'1 (3.81m x 3.69m)

### Shower Room

6'7 x 4'1 (2.01m x 1.24m)

### Bedroom One

12'3 x 9'2 (3.73m x 2.79m)

### Ensuite

6'4 x 3'1 (1.93m x 0.94m)

### Bedroom Two

12'3 x 9'2 (3.73m x 2.79m)

### Ensuite

6'4 x 3'1 (1.93m x 0.94m)

### First Floor Landing

### Bedroom Three

12'9 x 12'7 (3.88m x 3.83m)

### Bedroom Four

15'5 x 10'2 (4.69m x 3.09m)

### Bedroom Five

12'9 x 10'2 (3.89m x 3.1m)

### Bedroom Six

7'9 x 6'9 (2.36m x 2.05m)

### Bathroom

8'2 x 7'5 (2.49m x 2.26m)

### Shower Room

6'1 x 4'3 (1.85m x 1.3m)

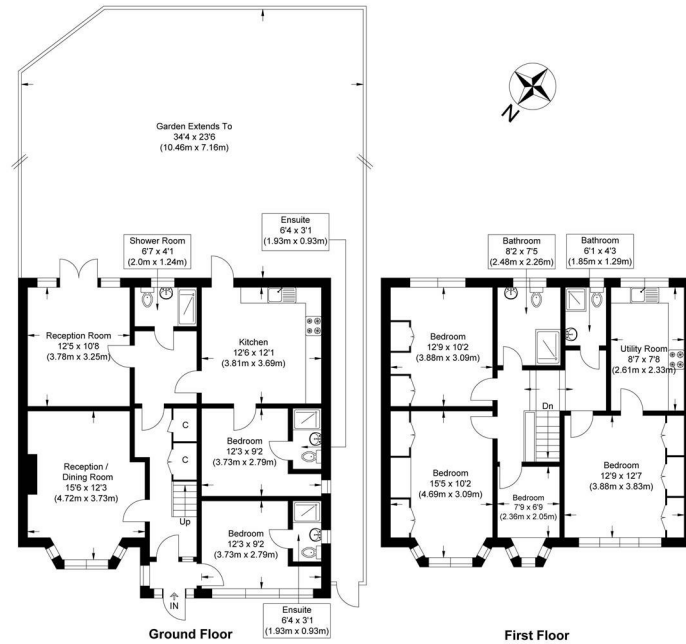
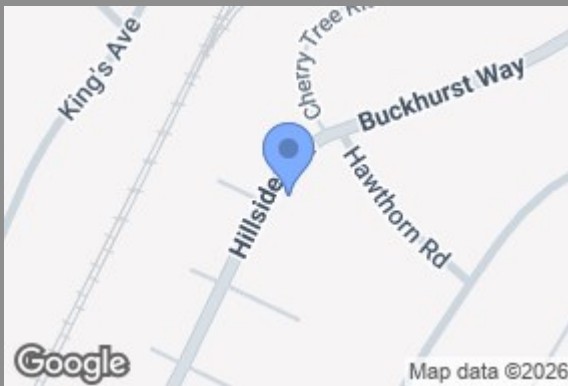
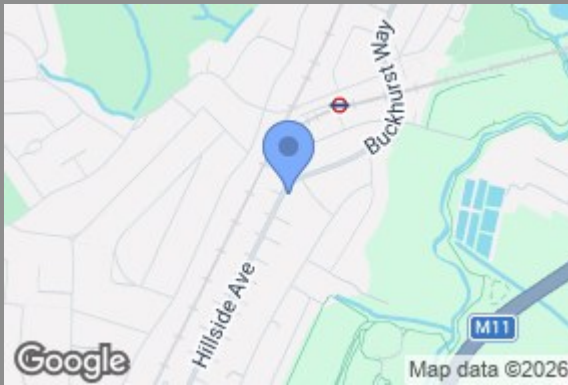
### Utility Room

8'7 x 7'8 (2.61m x 2.33m)

### Garden

34'4 x 23'6 (10.46m x 7.16m)





**Hillside Avenue**

Approximate Gross Internal Floor Area : 160.50 sq m / 1727.60 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **E**    EPC Rating **D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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