

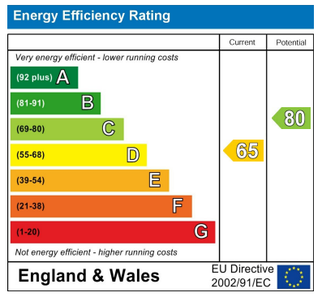

## Directions

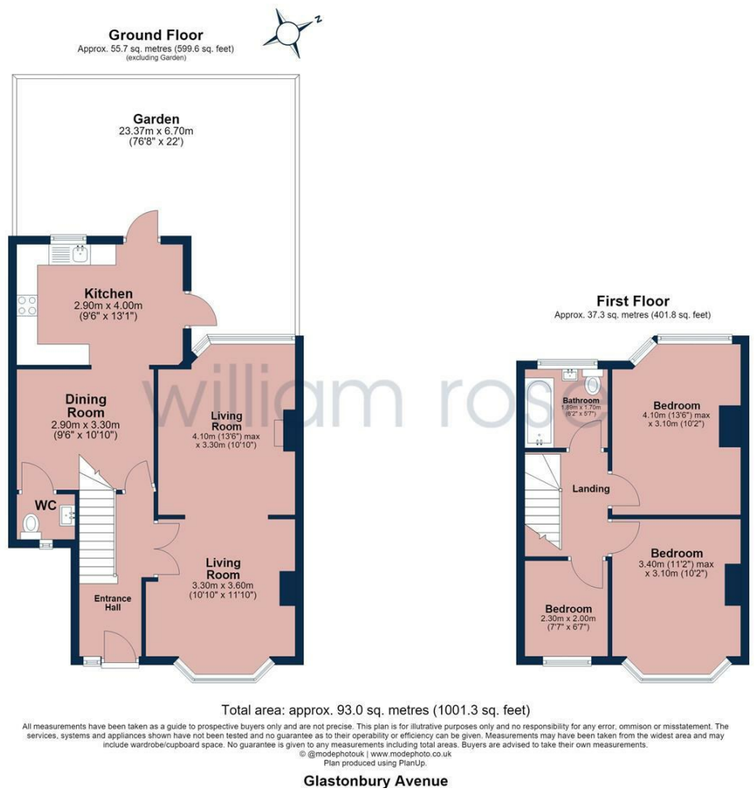
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D




475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose











# 31 Glastonbury Avenue, Woodford Green, IG8 7LW

## Guide Price £650,000

- *Chain free*
- End of Terrace
- Generous garden
- Downstairs cloakroom
- Close to schools & amenities
- Three bedrooms
- Large driveway
- Modern fitted kitchen
- Side access
- Walking distance to Central line

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# 31 Glastonbury Avenue, Woodford Green IG8 7LW

*Chain free* Situated in the popular Brackley Square, this well-presented three-bedroom home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or those looking to upsize. Benefitting from a generous rear garden, well-proportioned living spaces and a practical layout throughout, the property is conveniently positioned within easy reach of local amenities, well-regarded schools, transport links and green open spaces.

3 | 1 | 2 | D | Council Tax Band: D









Upon entering the property, you are welcomed by a bright entrance hall providing access to the principal reception room positioned at the front of the home. This flows effortlessly into a second living area, creating an excellent space for both relaxing and entertaining, with doors leading through to the rear garden. The dining room is accessed from the hallway and connects directly to the fitted kitchen, which overlooks the garden and provides additional access outside. The ground floor is completed by a convenient downstairs WC. Stairs rise to the first floor where the landing leads to three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a modern family bathroom.

Brackley Square is a well-established residential location, popular with families thanks to its convenient setting and strong sense of community. Residents benefit from a variety of nearby local shops, supermarkets, cafés and everyday amenities, while excellent road connections and nearby public transport links provide straightforward access to surrounding towns and Central London. The area is also well served by a selection of highly regarded primary and secondary schools, together with parks and open green spaces that offer plenty of opportunities for outdoor recreation. Combining practical convenience with a family-friendly environment, Brackley Square continues to be a sought-after location for buyers looking to enjoy both lifestyle and connectivity.

## Disclaimer

FREEHOLD

EPC Rating: D
Council Tax Band: D (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.