

## Directions

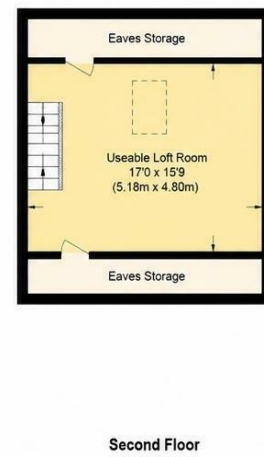
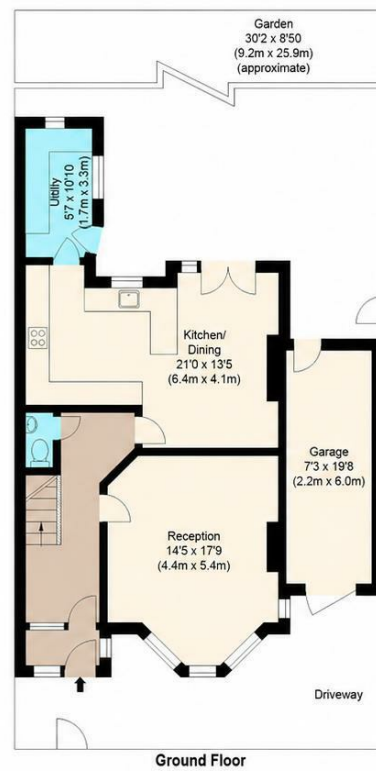
## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**william rose**  
**Empress Avenue, IG8**  
 Approximate Gross internal Floor Area : 144.51 sq m / 1556 sq ft  
 Garage Area : 13.19 sq m / 142 sq ft  
 Reduced Height Under 1.5m Area : 22.02 sq m / 237 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
 ipaplus.com Date: 5/12/2023



**80 Empress Avenue, Woodford Green, IG8 9EA**

**Offers In Excess Of £900,000**

- Three bedroom plus loft room
- Large attractive rear garden
- Luxury kitchen diner
- Short walk to shops
- No chain
- Garage and off street parking
- Recently refurbished
- Utility room
- Close to good schooling
- Luxury bathroom and En suite

# 80 Empress Avenue, Woodford Green IG8 9EA

A beautifully refurbished three bedroom Edwardian family home, perfectly positioned on the highly sought after Empress Avenue, directly opposite Epping Forest and offered to the market chain free.



Council Tax Band: E



This substantial end of terrace residence effortlessly combines timeless period charm with stylish modern living, creating a superb family home in one of the area's most desirable locations. Retaining many original Edwardian features throughout, the property has been thoughtfully renovated to an exceptional standard, offering bright, spacious and versatile accommodation arranged over three floors.

Upon entering, you are welcomed by an impressive reception hall which sets the tone for the character and space found throughout the home. The ground floor features two generous reception rooms, ideal for both formal entertaining and relaxed family living, together with a stunning modern fitted kitchen diner which flows through to a practical utility room.

The upper floors provide three well proportioned bedrooms, including en-suite shower room and a stylish contemporary family bathroom. The layout offers excellent flexibility for growing families, guest accommodation or home working, with the loft room providing a versatile additional space that can be tailored to suit a variety of needs.

Externally, the property continues to impress with a well maintained rear garden, perfect for outdoor entertaining and family enjoyment. To the front there is off street parking and the added benefit of a garage.

Empress Avenue is one of the area's premier residential turnings, favoured by families due to its close proximity to an excellent selection of both state and independent schools. The location also offers superb transport connections, with Woodford and South Woodford Central Line stations, along with Highams Park Overground station, all within easy reach, providing convenient access into the City and West End.

Residents can also enjoy the vibrant amenities of George Lane and Highams Park, with an array of cafes, restaurants, shops and local conveniences nearby. For those who enjoy the outdoors, Epping Forest is quite literally on your doorstep, offering endless green open spaces, woodland walks and cycling routes.

This is a rare opportunity to acquire a substantial

Edwardian home in a prime location, perfectly suited for modern family living.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax: London Borough of Redbridge – Band E

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.