

## Directions

## Viewings

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

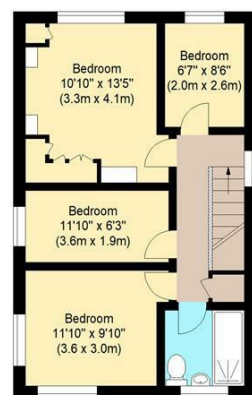
## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

william rose

Cairns Avenue, ig8

Approximate Gross Internal Floor Area : 102.10 sq m / 1099 sq ft  
Garage : 11.80 sq m / 127 sq ft



## 6 Cairns Avenue, Woodford Green, IG8 8DH

Asking Price £650,000

- \*SOLD BY WILLIAM ROSE\*
- CHAIN FREE
- Off-street parking and garage
- Two reception rooms
- Close to amenities

- Sought-after Gwynne Park location
- Spacious west-facing rear garden
- Potential to extend (STPP)
- Walking distance to sought after schooling options
- Easy access to open green spaces such as Claybury Park



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

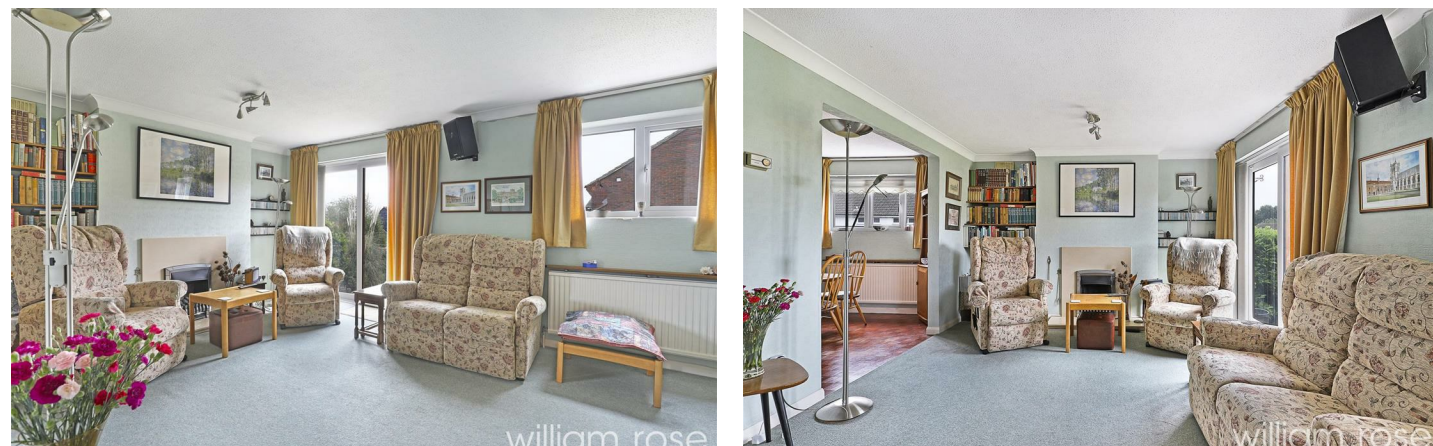
Date: 23/5/2025

## 6 Cairns Avenue, Woodford Green IG8 8DH

Located on the highly sought after Gwynne Park development on Cairns Avenue, this well-presented four-bedroom linked-detached family home offers generous living space and a wonderful opportunity for growing families looking to settle in a popular, community-focused neighbourhood. With a desirable blend of modern comforts and practical design, this charming property also benefits from a spacious rear garden, private driveway, and integral garage providing valuable off-street parking.



Council Tax Band: F



The ground floor welcomes you via a bright hallway leading to a modern kitchen at the front of the home, while a versatile reception room sits adjacent — ideal as a dining area, study, or playroom. To the rear, a generously sized living room overlooks the beautifully maintained garden and features direct access via double doors, perfect for indoor-outdoor entertaining. A ground floor cloakroom and internal access to the garage enhance everyday convenience. Upstairs, the first floor comprises four well-proportioned bedrooms, offering flexibility for family life, home working, or guest accommodation. A contemporary family bathroom completes the layout with a fresh, functional space for busy households. Externally, the property benefits from a private driveway and garage providing off-street parking. The rear garden is of a desirable westerly aspect, enjoying afternoon and evening sun, with side access and excellent potential for extension or development (subject to planning permission).

Cairns Avenue is situated in the heart of Woodford, an area renowned for its excellent schools, green open spaces, and convenient transport links into London. This property is perfectly positioned for families, lying close to the highly rated Roding Primary School and just a short stroll from the open green spaces of Claybury Park — ideal for weekend walks, outdoor play, and dog walking. The nearby Epping Forest offers further opportunities for outdoor pursuits, while the local shops, cafés, and restaurants of Woodford Broadway provide everyday essentials and a friendly, village-like atmosphere. Families are drawn to the area for its welcoming community and outstanding amenities, making this an ideal location to put down roots.

**Property Information / Disclaimer**  
FREEHOLD

EPC Rating: TBC  
Council Tax Band: F (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.