

Directions

Viewings

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

EPC Rating

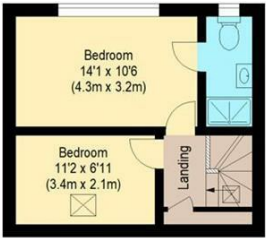
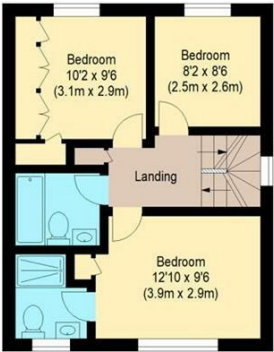
C

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Second Floor



Ground Floor

william rose
Avenue Road, IG8

Approximate Gross Internal Floor Area : 119.00 sq m / 1281 sq ft



4 Avenue Road, Woodford Green, IG8 7NU

Guide Price £650,000

- Guide Price £650,000 - £700,000
- Accommodation over 3 floors
- Off street parking
- Excellent condition
- Short walk to station and Ray Lodge Park
- 4/5 bedrooms
- Good size garden
- Good schooling close by
- Side access
- Ground floor W.C

4 Avenue Road, Woodford Green IG8 7NU

In Woodford Green's sought-after locale, this spacious end-of-terrace house boasts 4/5 bedrooms and is conveniently situated near outstanding schools and the train station. With a charming interior, ample living space, and a tranquil south-facing garden, this meticulously maintained property offers a perfect blend of comfort and convenience for modern living.



Council Tax Band: D



Guide Price £650,000 - £700,000

Nestled in the desirable area of Woodford Green, this deceptively spacious end of terraced house boasts 4/5 bedrooms, making it an ideal home for both professionals seeking city access and families desiring proximity to exceptional schools. Just a stone's throw away from the station and within close reach of two OFSTED rated outstanding schools-one primary and one secondary-this property offers both convenience and quality education.

Thoughtfully extended into the loft and meticulously maintained by its current owners, this charming abode exudes warmth and many features throughout.

The ground floor welcomes you with an open-plan lounge at the rear, seamlessly connecting to an inviting rear garden and patio area, blurring the lines between indoor and outdoor living. The fully-fitted kitchen effortlessly flows into a family dining room, perfect for gatherings and everyday living. Additionally, the ground floor features an entrance porch and a convenient ground floor W.C.

Ascending to the first floor, you'll find a family bathroom and three generously sized bedrooms, including an en suite shower room off the master bedroom. The top floor hosts two further bedrooms, one of which can be tailored to meet various family needs and currently serves as an office, along with an en suite shower room. Outside, the property offers off-street parking for multiple cars and convenient side access. The south-facing garden provides a tranquil retreat, boasting two patio areas for entertaining and soaking up the sun. Beyond the patio lies a lush lawn area bordered by vibrant flowers and shrubs, wrapping around to the side access.

Situated on Avenue Road, this sought-after locale is perfect for commuters relying on the Central Line for travel into London. Woodford station is just a few minutes' walk away, providing direct access to Liverpool Street and the West End stations. Nearby amenities include shops on Snakes Lane and the delightful Ray Lodge Park, offering recreational activities for the whole family, such as playing areas

and tennis courts.

E.P.C Rating: C
Council Tax: Band: Redbridge Council D
Freehold

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.