

Directions

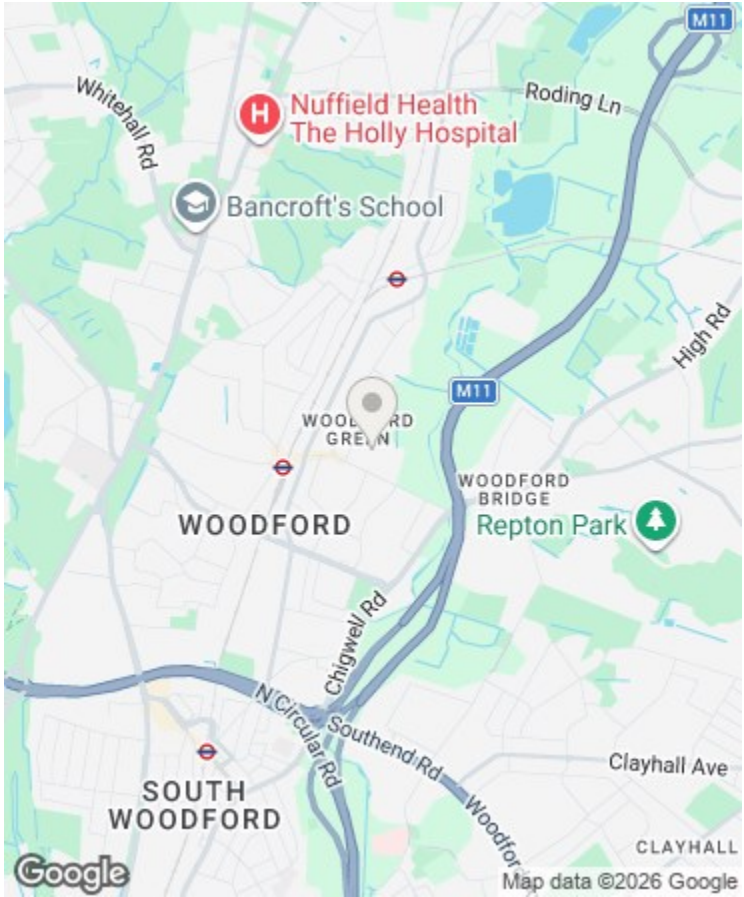
Viewings

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		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 110.3 sq. metres (1187.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Avenue Road



26 Avenue Road, Woodford Green, IG8 7NU

Asking Price £625,000

- Three bedrooms
- Extended
- Lounge/diner
- Separate utility
- Close to Woodford station
- Terraced
- Driveway
- Fitted kitchen
- Modern family bathroom
- Walking distance to schools, amenities and park

26 Avenue Road, Woodford Green IG8 7NU

Situated on the ever-popular Avenue Road in Woodford Green, this well-presented three bedroom terraced home offers spacious and versatile accommodation arranged over three floors. Benefiting from a loft conversion, the property now provides three well-proportioned bedrooms, making it an ideal purchase for growing families and professional couples alike. Further advantages include off-street parking via a private driveway, a low-maintenance rear garden and a highly convenient location within walking distance of Woodford Central Line Station, highly regarded Outstanding Ofsted-rated schools and the open green spaces of Ray Lodge Park.

3

1

1

D

Council Tax Band: D



Entering through the front door, you are welcomed into an entrance hall which leads through to a bright and spacious living room featuring a bay window to the front aspect. To the rear of the property is a separate dining room, creating an excellent space for family meals and entertaining, which flows through to the fitted kitchen overlooking the garden. The ground floor also benefits from useful under-stairs storage. On the first floor are two generously sized bedrooms and a family bathroom, accessed from a central landing. Stairs then rise to the second floor where the loft conversion provides a spacious third bedroom, together with useful eaves storage. Externally, the property enjoys a private, low-maintenance rear garden, ideal for relaxing and entertaining, while the front driveway provides valuable off-street parking.

Avenue Road is a highly desirable residential turning in Woodford Green, favoured for its family-friendly environment and exceptional convenience. Woodford Central Line Station is within easy walking distance, offering direct access to Stratford, Liverpool Street and the West End, making the area particularly popular with commuters. Families are well catered for with a selection of highly regarded Outstanding Ofsted-rated schools nearby, while Ray Lodge Park provides excellent recreational facilities, children's play areas, sports amenities and picturesque open spaces. Residents also benefit from easy access to Woodford Broadway and South Woodford, offering an excellent range of shops, cafés, restaurants and everyday amenities, together with convenient road links via the A406, M11 and M25.

Property Information / 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.