

Directions

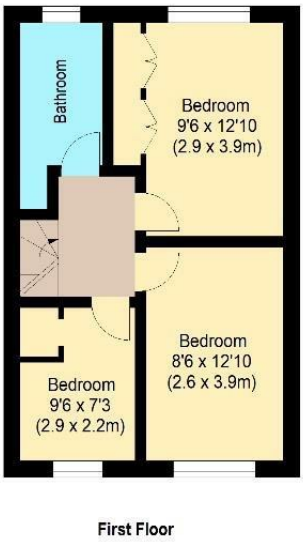
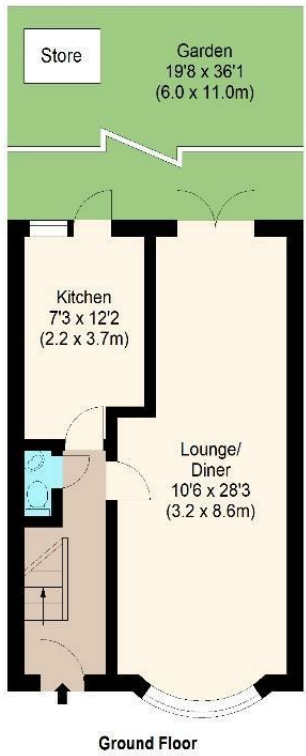
Viewings

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	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



william rose  
Copthorne Avenue IG6

Approximate Gross Internal Floor Area : 79.22 sq m / 842 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.

lpaplus.com

Date: 13/8/2024



71 Copthorne Avenue, Hainault, IG6 2SG

Price Guide £465,000

- \*\*CHAIN FREE\*\*
- Patio doors opening onto low-maintenance garden
- Spacious through lounge/diner with bay window
- Modern family bathroom
- En-bloc Garage
- End-of-terrace
- Fitted kitchen with garden access
- Three well-proportioned bedrooms on the first floor
- Side access to the garden
- Close proximity to highly-rated schools and local amenities



## 71 Copthorne Avenue, Hainault IG6 2SG

This charming three-bedroom end-of-terrace property is situated on Copthorne Avenue, a sought-after residential road in between Hainault and Chigwell. The area offers a perfect blend of suburban tranquillity and convenience, with an array of local amenities within walking distance. Just a short stroll away, you'll find a variety of shops, cafés, and restaurants, as well as local parks and green spaces ideal for outdoor activities. Ilford town centre, with its excellent shopping facilities, is also nearby. The property is ideally located for families, with several highly-rated schools and nurseries in close proximity.



Council Tax Band: D

This property is offered with no onward chain.

Upon entering, you are welcomed by a spacious entrance hallway leading to a bright and airy through lounge/diner. The lounge features a bay window to the front, allowing for plenty of natural light, and patio doors at the rear that open directly onto the garden. Adjacent to the living area is a fitted kitchen, which also provides access to the garden, offering a seamless indoor-outdoor flow. Completing the ground floor is a convenient downstairs cloakroom. Upstairs, the first floor boasts three generously sized bedrooms and a modern family bathroom, ensuring ample space and comfort for all. The property further benefits from a en-bloc garage.

Copthorne Avenue is conveniently located for transport links, with Hainault Station (Central Line) just a short walk away and Woodford a short bus ride away providing quick access to Central London and beyond. The area is well-served by local schools, including the popular Ilford County High School and Cranbrook Primary School, both within easy reach. For shopping, residents can enjoy Exchange Ilford shopping centre a short drive away, as well as the wide range of local supermarkets and independent stores. With excellent transport with the M25, M11 and North Circular all being close by, schooling choices, and leisure options, this property is perfectly positioned for comfortable family living.

FREEHOLD

EPC - D

Council Tax - D

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

