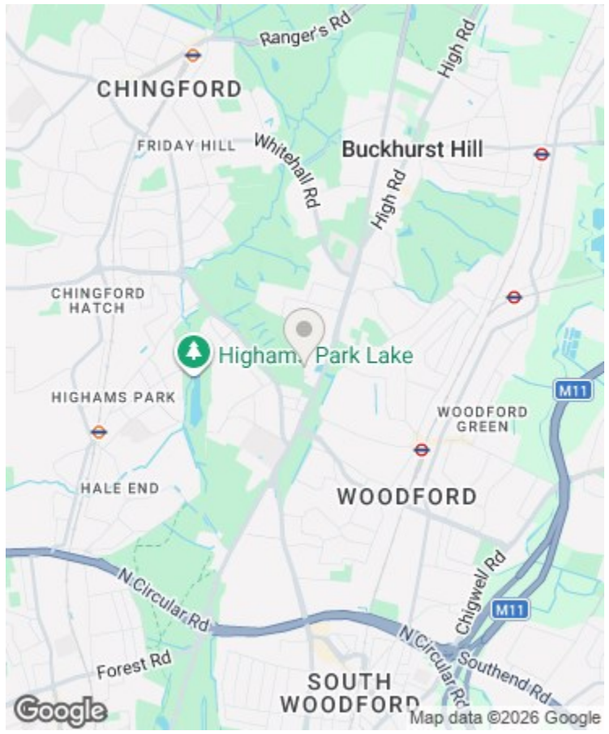


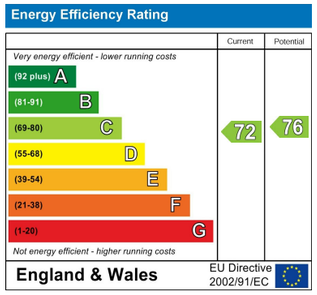
Directions

Viewings

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

EPC Rating

C



475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose

7a Sunset Avenue, Woodford Green, IG8 0ST

Asking Price £1,150,000

- Five Bedrooms
- Sought after location
- Two bathrooms
- Modern fitted kitchen
- Mature garden
- Detached
- Golf course views
- Two reception rooms
- Seperate lounge with full width balcony
- Ideally located for green spaces & amenities

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7a Sunset Avenue, Woodford Green IG8 0ST

Occupying an enviable position on the highly sought-after Sunset Avenue, this substantial five-bedroom detached family home is one of just four individually designed properties built together, making it a truly unique offering within one of Woodford Green's most prestigious roads. Enjoying picturesque views towards Woodford Golf Club and the beautiful surroundings of Epping Forest, the property offers over 2,300 sq. ft. of versatile accommodation arranged across five levels, perfectly suited to modern family living.

5 | 2 | 2 | C | Council Tax Band: G

The property is approached via a private driveway leading to an integral garage, with steps rising to an attractive front entrance and wraparound balcony that immediately sets this home apart. The welcoming entrance hall leads into a beautifully proportioned living room, where a large bay with French doors opens onto the front balcony, creating a wonderful place to relax while taking in the leafy outlook towards Woodford Golf Club. Also on this level is a guest WC. To the rear of the property, the heart of the home is the impressive open-plan kitchen and dining room. The well-appointed kitchen provides an excellent range of fitted cabinetry and generous worktop space, flowing seamlessly into a spacious dining area ideal for both everyday family life and entertaining. French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to connect effortlessly.

The first floor offers two generous double bedrooms, both served by a well-appointed family bathroom. The second floor is dedicated to an impressive principal bedroom with its own en-suite shower room, alongside a further double bedroom and a separate study, offering excellent flexibility for those working from home or requiring additional accommodation. Occupying the top floor is a spacious fifth bedroom with extensive eaves storage, making it an ideal guest suite, teenager's retreat or additional living space.

Externally, the rear garden enjoys a private, mature setting with patio seating areas and established planting, providing the perfect environment for relaxing or entertaining throughout the warmer months. At basement level, the integral garage is complemented by a separate storage room positioned alongside the garage, offering excellent practical storage.

Sunset Avenue is widely regarded as one of Woodford Green's premier residential addresses, enjoying a peaceful setting close to the open spaces of Epping Forest and Woodford Golf Club. Woodford Central Line Station is within easy reach, providing direct connections into the City and West End, whilst Woodford High Road offers an excellent selection of cafés, restaurants, independent shops and everyday amenities. The property is also ideally located for many of Woodford's highly regarded state and independent schools, making it an exceptional choice for families.

Property Information / Disclaimer

FREEHOLD
EPC Rating: C
Council Tax Band: G (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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.