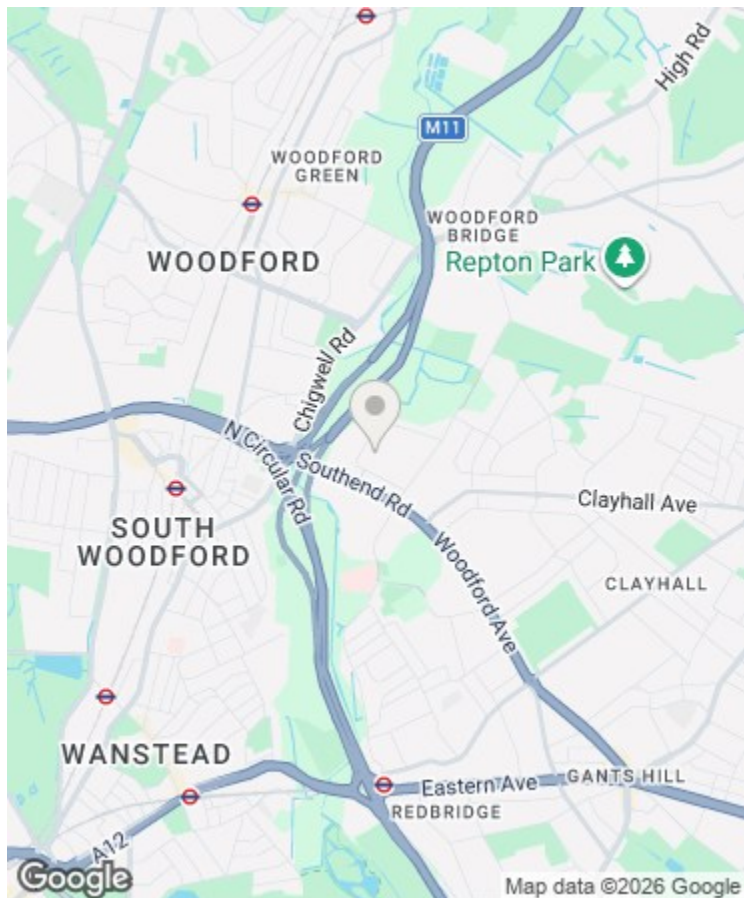




Directions

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	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

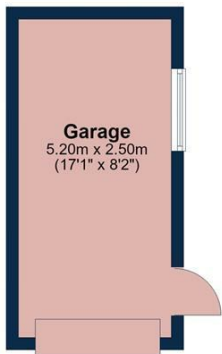


17 Rivington Avenue, Woodford Green, IG8 8LT

Offers Over £750,000

- Three bedroom Semi-detached Home
- Detached Garage / Outbuilding & Side Access
- Planning Application Submitted for Double-Storey Side & Single-Storey Rear Extensions
- Modern fitted kitchen
- Generous Principal Bedroom
- Impressive Open-Plan Kitchen, Dining & Living Space
- Permitted Development Granted for Loft Conversion
- Large West-Facing Rear Garden
- Off-Street Parking for Up to Four Cars
- Close to Central Line Stations, Schools & Epping Forest

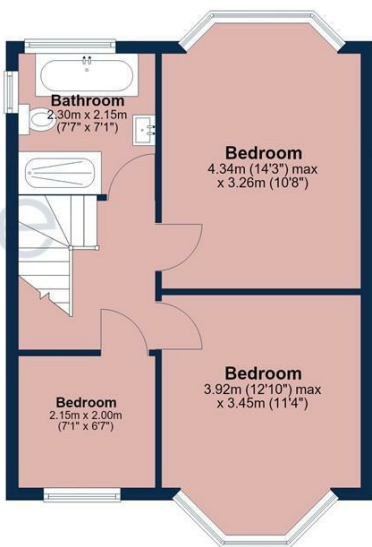
Outbuilding
Approx. 13.0 sq. metres (139.9 sq. feet)



Ground Floor
Approx. 40.7 sq. metres (437.7 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 94.4 sq. metres (1015.7 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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Plan produced using PlanUp.

Rivington Avenue

17 Rivington Avenue, Woodford Green IG8 8LT

Positioned on the popular Rivington Avenue, Woodford Green, is this attractive three-bedroom semi-detached family home, offering beautifully presented accommodation, a generous rear garden and a substantial detached garage/outbuilding. Further enhancing the property's appeal, the sellers currently have a pending planning application with the London Borough of Redbridge for a double-storey side extension and single-storey rear extension (Planning Ref: 2302/26), offering exciting potential to significantly enlarge the existing accommodation, subject to obtaining the necessary planning permission and consents (STPP). The property has been thoughtfully modernised to create a bright, contemporary home while retaining the character of its traditional exterior

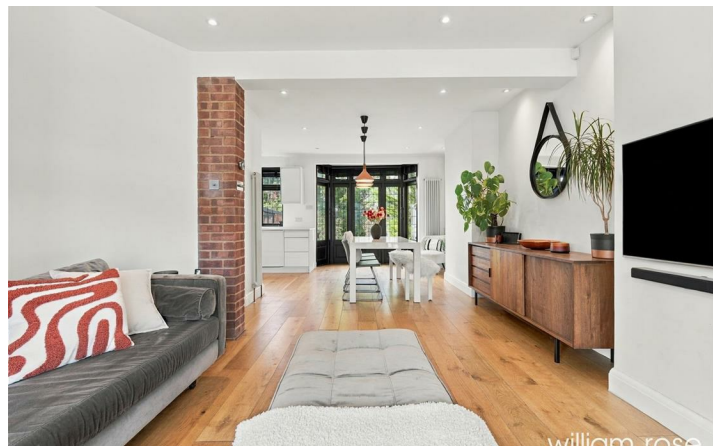
 3

 1

 1

 D

Council Tax Band: D



The ground floor centres around an impressive open-plan living, dining and kitchen space, creating a fantastic setting for both everyday family life and entertaining. The living area is bright and spacious, with a large bay window to the front, exposed brick detailing and wooden flooring flowing through towards the dining area. To the rear, the modern fitted kitchen features sleek white cabinetry, integrated appliances and generous worktop space, while doors provide a pleasant outlook and access towards the garden.

Upstairs, the first floor provides three bedrooms, including two particularly well-proportioned doubles. The principal bedroom benefits from a large bay window allowing plenty of natural light, while the remaining bedrooms offer flexibility for children, guests or those requiring a home office. Completing the accommodation is a stylish family bathroom with a contemporary suite incorporating a freestanding bath and separate shower enclosure. Externally, the property offers off-street parking to the front, while the rear garden is a particularly appealing feature. Arranged over different levels, there is a paved terrace immediately behind the house providing space for outdoor dining and entertaining, leading onto a generous lawn surrounded by mature trees and planting. A substantial detached garage/outbuilding provides excellent additional storage and further versatility.

Rivington Avenue is well positioned for the amenities and green spaces that make Woodford Green such a popular choice for families. The surrounding area offers a variety of independent cafés, restaurants and traditional pubs, alongside everyday shopping facilities. For those who enjoy the outdoors, Epping Forest and Knighton Woods provide extensive open green space for walking, running and cycling. Families are also well served by a selection of highly regarded local schooling options. Transport connections are convenient, with access to the Central Line from nearby stations providing direct links towards the City and Central London, while the area's road connections offer straightforward access to surrounding parts of Essex and London.

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. 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.