

## Directions

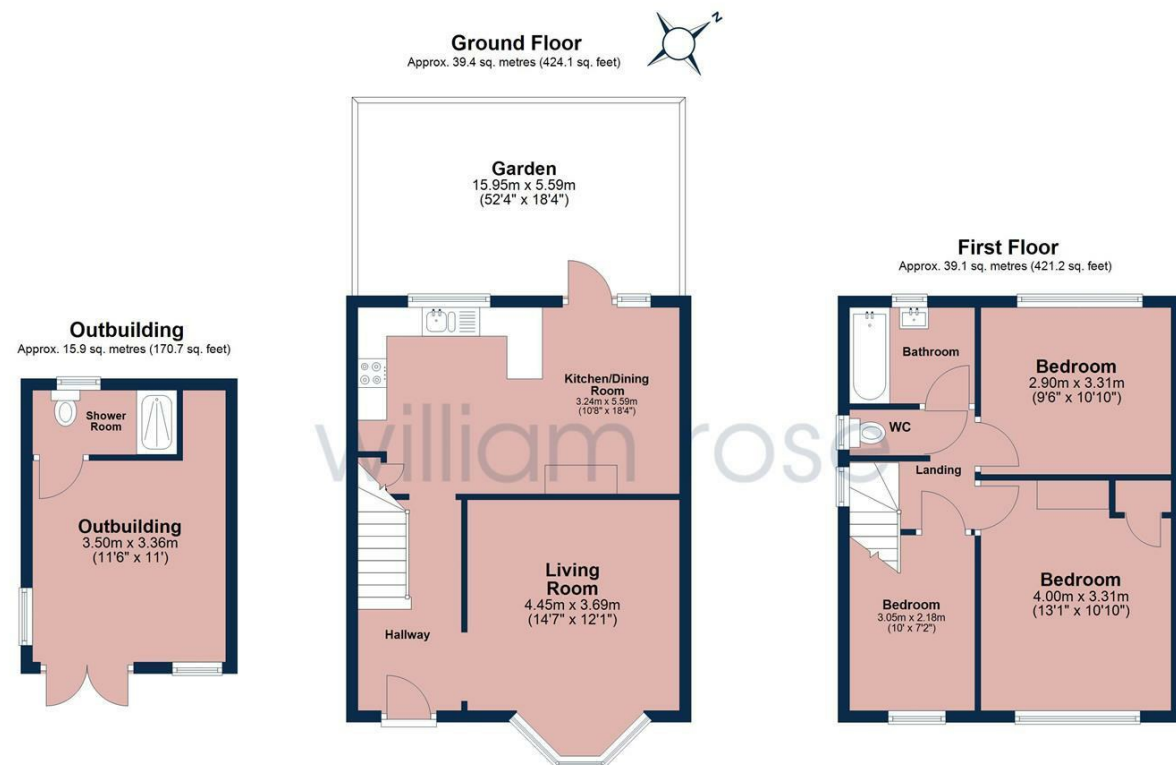
## Viewings

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	



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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Finchingfield Road

## 95 Finchingfield Avenue, Woodford Green, IG8 7JS

Offers Over £600,000

- \*SOLD BY WILLIAM ROSE\*
- Well-proportioned bedrooms
- Kitchen/dining room with garden access
- Off-street parking for multiple vehicles
- Rear garden with substantial outbuilding
- Within catchment for Woodbridge School
- Spacious living room with bay window
- Potential to extend to rear and loft (STPP)
- Walking distance to Woodford Central Line station
- Outbuilding includes shower room – ideal for office or gym

## 95 Finchingfield Avenue, Woodford Green IG8 7JS

This charming three-bedroom semi-detached home is ideally situated on the sought-after Finchingfield Avenue, perfectly placed for the highly regarded Woodbridge School, rated Outstanding by Ofsted. The property also benefits from excellent transport links, with Woodford Central Line station within easy walking distance, making it a fantastic choice for families and commuters alike.



Council Tax Band: D



Upon entering the property, you are welcomed into a bright hallway that leads to a spacious living room with a bay window to the front. To the rear, you'll find a well-proportioned kitchen/dining room with garden access. The first floor offers three bedrooms – two generous doubles and a single – along with a family bathroom and separate WC. Externally, the home enjoys a large rear garden with potential to extend both to the rear and into the loft (STPP). To the front, there is off-street parking for multiple vehicles. The property also benefits from a substantial outbuilding at the end of the garden, complete with its own shower room – ideal for a home office, gym, or guest accommodation.

Finchingfield Avenue is a quiet, family-friendly residential road in the heart of Woodford Green. Residents enjoy easy access to a wealth of amenities, including local shops, cafés, and restaurants, as well as green spaces such as Ray Park and Epping Forest. The area is well-connected by road and rail, with the M11 and A406 nearby, and excellent bus and rail services for travel into London. The strong sense of community, excellent schools, and proximity to both countryside and city life make this location highly desirable.

### 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.