

Directions

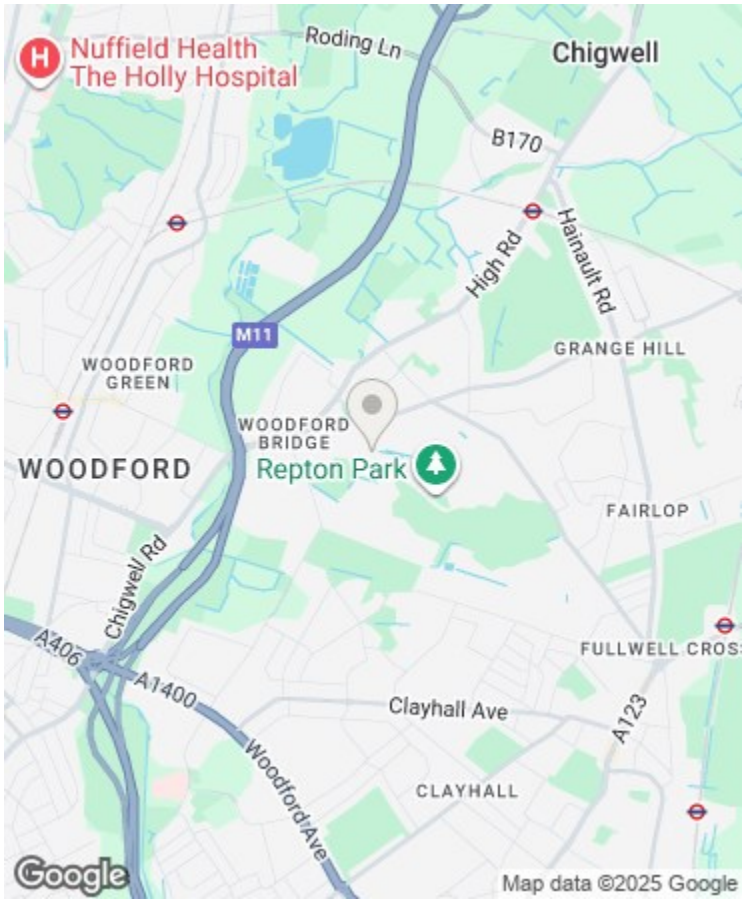
Viewings

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



42 Gwynne Park Avenue, Woodford Green, IG8 8AB

£800,000

- 3 bedroom detached house
- Stunning views
- Attractive garden
- Close to popular schooling
- Popular development
- Garage
- Off street parking
- Separate land to the rear
- Quiet location
- Large frontage



Ground Floor

First Floor

william rose
Gwynn Park Avenue, IG8

Approximate Gross Internal Floor Area : 126.94 sq m / 1366 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: 2/5/2024

42 Gwynne Park Avenue, Woodford Green IG8 8AB

This impressive 3-bedroom linked detached family home boasts a spacious layout, a stunning rear garden with views of Claybury Park, and rare additional land. With its sought-after location near schools, shops, and transportation, it's an ideal haven for families seeking both comfort and convenience.

 3

 1

 3

 D

Council Tax Band: F



Welcome to Gwynne Park Avenue, Woodford Green, where this exquisite 3-bedroom (formerly 4-bedroom) linked detached family home awaits its new occupants. Nestled in a sought-after development, this property offers a blend of spacious living areas, charming features, and breathtaking outdoor spaces.

Upon arrival, you're greeted by a generously proportioned front garden with convenient side access. Parking is a breeze with a garage and off-street parking for a number of cars.

The exterior of this imposing residence sets the tone for the grandeur found within. Originally constructed as a 4-bedroom house, it now boasts an expanded main bedroom with dual aspect windows, providing captivating views of the adjacent Woodland.

Inside, the ground floor features a welcoming hallway, a convenient ground floor WC, and a spacious 17ft lounge that flows seamlessly into a dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is well-appointed and leads to a delightful conservatory, offering an inviting space to relax and enjoy the surrounding greenery. Upstairs, you'll find two further bedrooms and a family bathroom, providing ample accommodation for a growing family.

However, it's the rear aspect of this property that truly steals the show. The garden opens up to reveal stunning vistas of Claybury Park, creating a serene and picturesque backdrop for outdoor activities or quiet moments of reflection. What sets this property apart is the large section of land to the rear, included on a separate title, offering a rare opportunity to own a piece of land that enhances the property's already impressive setting (The land on the rear has a covenant which you can take your own legal advice on).

Located on the desirable Gwynne Park Avenue, residents benefit from proximity to a range of amenities including prestigious schools, Woodford Bridge and Chigwell shops and eateries, as well as convenient access to the Woodford and Chigwell Central Line stations for easy commuting to London

and beyond.

In summary, this exceptional family home combines spacious living areas, beautiful outdoor spaces, and a sought-after location, making it a rare find on today's market. Don't miss your chance to make this stunning property your own and create lasting memories for years to come.

E.P.C Rating: D
Council Tax: Band: F (London Borough OF Redbridge)
Freehold

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.