

## Directions

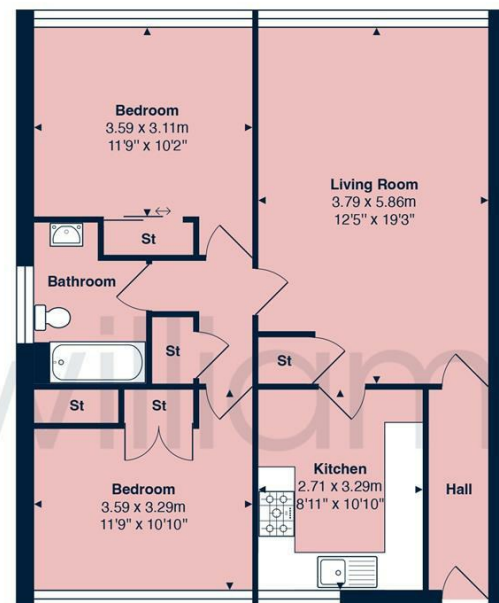
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



6 Valley Court 38 Cavendish Avenue, Woodford Green, IG8 9DB

Asking Price £375,000

- Two bedrooms
- Modern fitted kitchen
- Spacious lounge/diner
- Residents parking
- Close to green spaces & amenities
- Ground floor apartment
- Family bathroom
- En-bloc garage
- Communal gardens
- Walking distance to station

Total Area: approx. 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup> (excluding garage)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

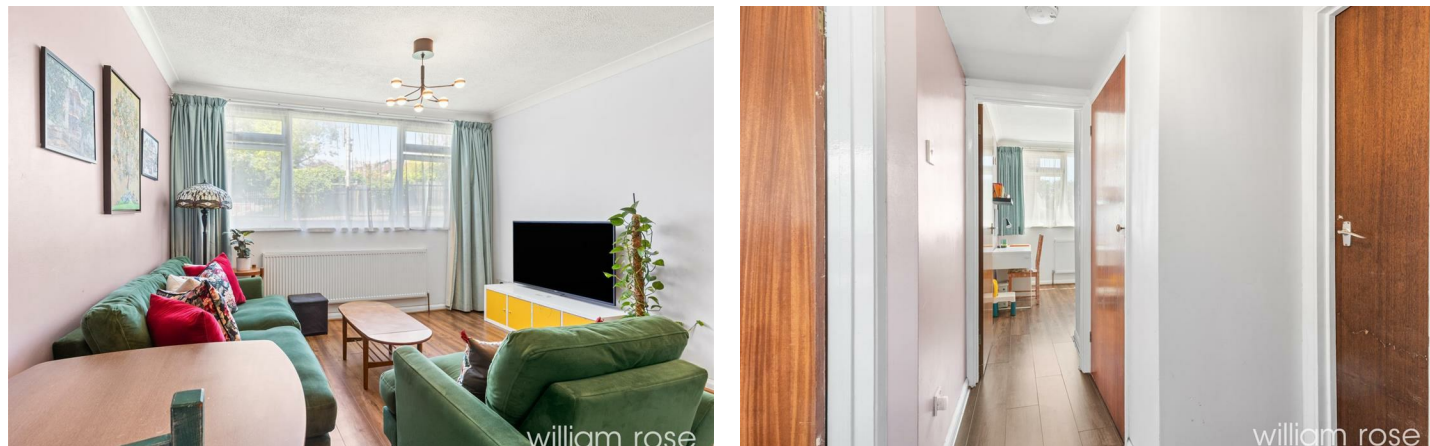
# 6 Valley Court 38 Cavendish Avenue, Woodford Green

120 000

Situated in the sought-after Valley Court on Cavendish Avenue, this beautifully presented ground floor apartment has been thoughtfully modernised by the current owners to create a stylish and comfortable home. Offering generous living accommodation, excellent storage and the added benefit of an en-bloc garage, the property is ideally suited to first-time buyers, downsizers or investors alike.



Council Tax Band: C



Accessed via a communal entrance, the apartment opens into a welcoming entrance hall which immediately showcases the excellent sense of space throughout the property. Multiple built-in storage cupboards provide practical everyday convenience and help keep the accommodation clutter-free. To the front of the apartment is a spacious living room, flooded with natural light from large windows and offering ample space for both seating and dining furniture, making it the perfect setting for relaxing or entertaining guests. The separate kitchen has been updated by the current owners and is fitted with a contemporary range of units and work surfaces, providing a practical and attractive space for cooking and meal preparation. There are two well-proportioned double bedrooms, both enjoying pleasant outlooks and generous floor space. The principal bedroom benefits from built-in storage, while the second bedroom offers flexibility as a guest room, home office or hobby room. Serving the bedrooms is a modern family bathroom, finished to a high standard and comprising a contemporary suite with bath and shower facilities. Externally, the property benefits from well-maintained communal grounds, en-bloc garage, residents parking and a secure entry system.

Valley Court enjoys a convenient location within easy reach of local shops, cafes and transport links. The area is well-connected, offering quick access to two nearby Central line stations and major road routes, including the M11, M25 and A406. With a welcoming community atmosphere, attractive surroundings and proximity to essential amenities, this location perfectly balances suburban peace with accessibility—making it ideal for professionals, downsizers or investors alike.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 120 years remaining

Service Charge: £750 per annum

Ground Rent: £200 per annum

EPC Rating: D

Council Tax Band: C (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.