



## 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		68	80
(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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Kings Avenue



117 Kings Avenue, Woodford Green, IG8 0JL

Asking Price £1,650,000

- Five bedrooms
- High specification throughout
- Two reception rooms
- Three bathrooms
- Close to excellent schools
- Semi-detached
- Modern fitted kitchen/diner with air-conditioning
- Underfloor heating on ground/first floor
- Garden room/studio
- Walking distance to Woodford central line station

## 117 Kings Avenue, Woodford Green IG8 0JL

A substantial and beautifully presented five-bedroom semi-detached family home extending to over 2,600 sq.ft., occupying a sought-after position on Kings Avenue in the heart of Woodford Green. Having been extensively modernised and upgraded by the current owners to an exceptional specification throughout, this impressive residence offers versatile accommodation arranged over three floors, complemented by two reception rooms, three bathrooms and a detached outbuilding/workshop.



Council Tax Band: F



Upon entering through the front door, you are welcomed by a spacious entrance hall which immediately sets the tone for the quality and scale found throughout the property with underfloor heating present on both the ground & first floor. To the front sits a well-proportioned study, ideal for home working, whilst further along the hallway is a useful utility room and guest cloakroom/WC. The principal reception room is an elegant living room extending over 28 feet in length, providing a superb space for both relaxation and entertaining. To the rear of the home is the true heart of the property – an outstanding open-plan kitchen/dining room measuring over 26 feet, featuring air-conditioning, a central island, extensive fitted cabinetry and ample space for family dining and social gatherings, with direct access to the garden. The first floor offers an excellent bedroom arrangement centred around a generous landing. The principal bedroom overlooks the rear garden and benefits from a stylish en-suite shower room. Three further double bedrooms are located on this level, one of which is served by an adjoining dressing room, the third bedroom benefits from additional loft space, whilst a contemporary family bathroom completes the floor. The accommodation continues to the second floor where a particularly impressive fifth bedroom spans almost the entire level, creating a versatile suite ideal for guests, older children or multi-generational living. This floor is further enhanced by an additional en-suite shower room and useful eaves storage.

Externally, the property enjoys a generous rear garden with a detached outbuilding/workshop measuring approximately 254 sq.ft., offering excellent potential as a home office, gym, studio or hobby space. Combining substantial living accommodation, luxurious modern finishes and a prime Woodford Green location, this exceptional family home represents a rare opportunity to acquire a property of genuine scale and quality.

Kings Avenue is one of Woodford Green's most desirable residential roads, perfectly positioned for families and commuters alike. The area enjoys an excellent selection of highly regarded state and independent schools, together with an array of boutique shops, cafés, restaurants and everyday amenities located within Woodford Green and

nearby South Woodford. For commuters, Woodford Underground Station (Central Line) provides direct access into the City and West End, whilst the nearby A406, M11 and M25 offer convenient road connections. Residents also benefit from an abundance of green open spaces, including Epping Forest, providing miles of woodland walks, cycling routes and recreational facilities.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: F (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.