



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	60	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose  
Finchingfield Avenue, IG8

Approximate Gross Internal Floor Area : 79.34 sq m / 854 sq ft  
Shed : 4.46 sq m / 48 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: 24/9/2024



43 Finchingfield Avenue, Woodford Green, IG8 7JZ

Price Guide £400,000

- \*Guide Price £400,000-£425,000\*
- First Floor Maisonette
- Off-street parking
- Spacious Reception Room
- Walking distance to Central Line
- Air-conditioning
- Private Garden
- Balcony located off of kitchen
- Modern Shower Room
- 175 years remaining on the lease

# 43 Finchingfield Avenue, Woodford Green IG8 7JZ

Situated on the sought-after Finchingfield Avenue in Woodford Green, this charming two-bedroom first-floor maisonette offers a perfect blend of comfort and convenience. Benefiting from a share of the freehold, the property boasts a generous front driveway with ample off-street parking and a private rear garden, ideal for outdoor relaxation or entertaining. This home provides an excellent opportunity for first-time buyers, downsizers, or investors seeking a spacious and well-maintained residence in a desirable location.

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Council Tax Band: C



\*Guide Price £400,00-£425,000\* As you enter the property through your own private front door on the ground floor, you are greeted by a large storage area and stairs leading to the main living accommodation. The first floor features two well-proportioned double bedrooms, a bright and spacious reception room, and a modern kitchen/diner with direct access to a balcony overlooking the garden. A contemporary shower room and a separate cloakroom add to the home's practicality. The maisonette also benefits from an expansive loft space, providing additional storage and offering potential for future conversion (subject to planning permission). The large rear garden is a peaceful retreat, perfect for gardening or family gatherings.

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.

Woodford Green is a highly desirable area, known for its leafy surroundings, excellent schools, and strong sense of community. Finchingfield Avenue is ideally located, offering easy access to a range of local amenities. Nearby, you'll find a selection of shops, cafes, and restaurants, as well as green spaces such as Epping Forest and Woodford Golf Club, perfect for leisurely walks and outdoor activities. The property is well-served by public transport, with Woodford Station (Central Line) offering quick links to Central London. The A406 and M11 motorways are also within easy reach, making commuting by car convenient. Overall, this is a fantastic location combining suburban tranquillity with urban accessibility.

LEASEHOLD  
Lease - 175 years  
Serv. Charge - £0 per annum  
Ground Rent - £10 per annum

Council Tax - C  
EPC - D

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