

## Directions

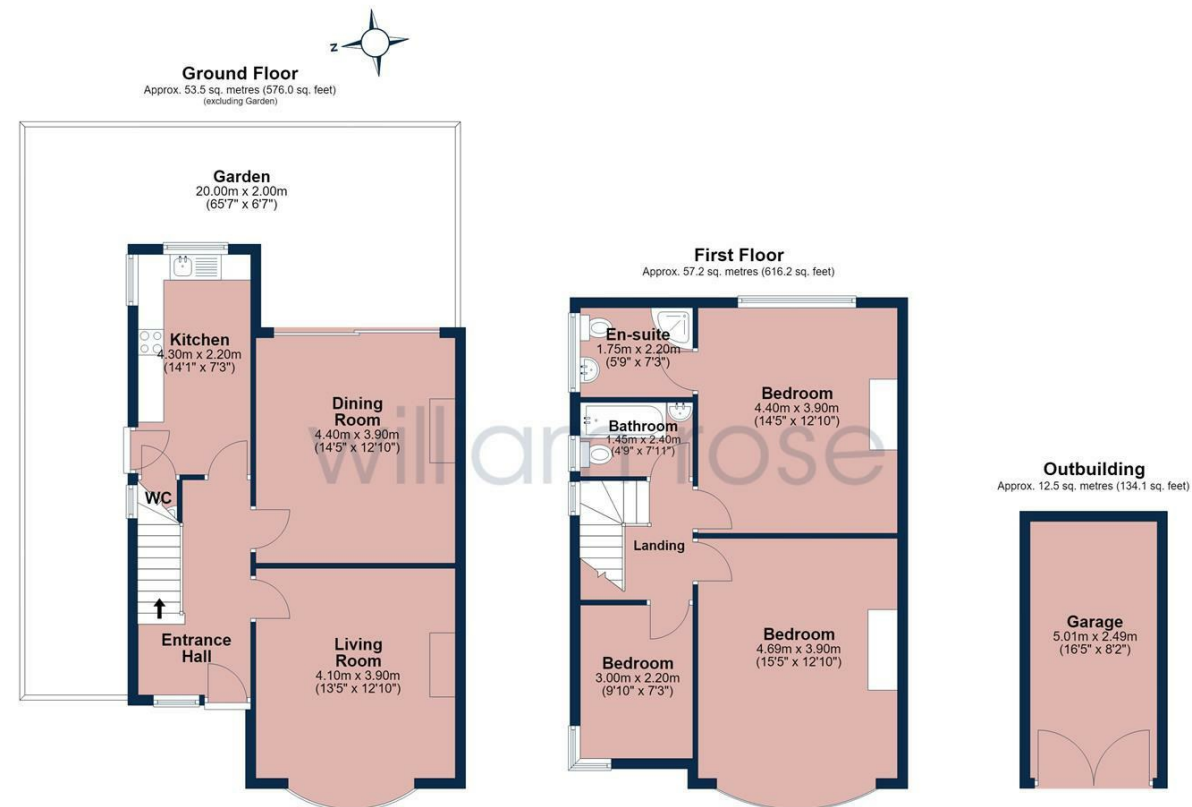
## Viewings

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		62	78
(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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Plan produced using PlanUp

Vernon Avenue



## 1 Vernon Avenue, Woodford Green, IG8 0AU

Guide Price £800,000

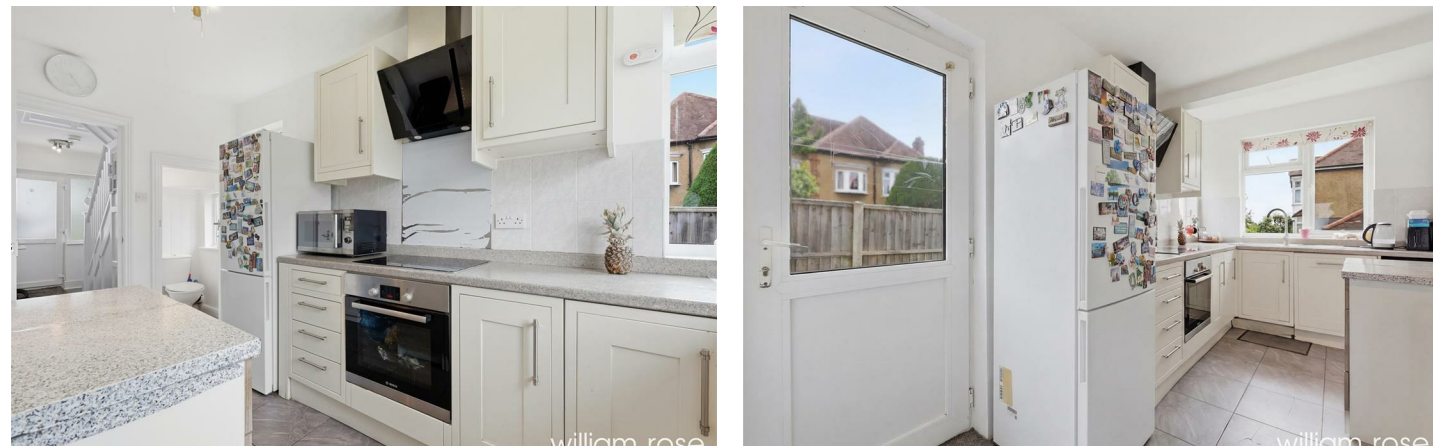
- Guide Price £800,000 - £825,000
- Large rear garden
- Short walk to station
- Off street parking
- Close to popular schooling
- 3 bedroom semi detached
- Garage to the rear
- Set on a wide plot
- En suite to the master
- Chain free

# 1 Vernon Avenue, Woodford Green IG8 0AU

Situated on the ever-popular Vernon Avenue in Woodford Green is this three-bedroom end of terrace family home, offering spacious and well-balanced accommodation throughout, along with off-street parking, a garage to the rear and a generous rear garden.



Council Tax Band: E



Guide Price £800,000 - £825,000

The property has been well maintained by the current owners and provides an excellent opportunity for families looking to move into this highly sought-after location.

A particular feature of the property is its substantial plot width, offering excellent potential to extend to the side, rear or into the loft (subject to the usual planning permissions), providing purchasers with the opportunity to significantly enhance the accommodation in the future and making it an ideal opportunity for growing families looking to create their long-term home.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, separate dining room, fitted kitchen and a convenient ground floor W.C. The layout offers excellent space for both everyday family life and entertaining guests.

The first floor features three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a sizeable rear garden with patio and lawn areas, ideal for outdoor dining and family enjoyment. To the front there is off-street parking, whilst a detached garage provides additional storage or parking.

Vernon Avenue is perfectly positioned for easy access to Woodford Central Line Station, providing direct links into the City, Stratford and the West End. The area is well served by a selection of highly regarded schools, local shops, cafés, restaurants and supermarkets, while Epping Forest and a variety of open green spaces are also close by. A fantastic family home in a highly desirable Woodford Green location.

## Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: E - 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.