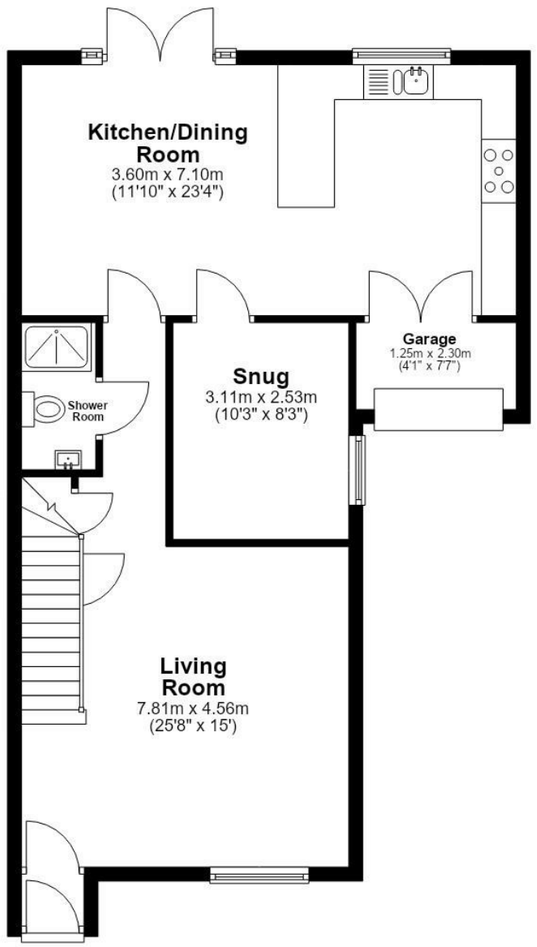
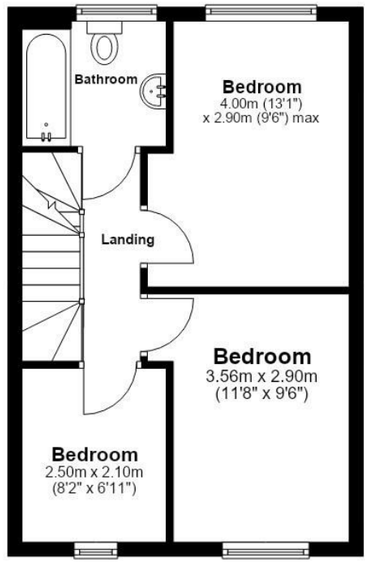
Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



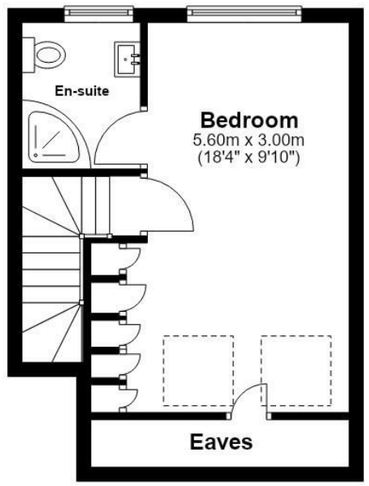
First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



Total area: approx. 129.2 sq. metres (1390.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Cairns Avenue

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PETTY SON & PRESTWICH
EST.1908









Cairns Avenue, Woodford Green

Asking Price £700,000 Freehold

- Linked end of terrace house
- Three shower rooms/bathrooms
- Large living area and additional snug room
- Quiet cul-de-sac location
- 0.5 Miles from Roding Valley Primary School
- Four bedrooms
- Contemporary kitchen/diner
- Spacious driveway and integral bike store
- 0.1 Miles from Claybury Woods and Park
- 0.8 Miles from West Hatch High School

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Cairns Avenue, Woodford Green

Petty Son & Prestwich are delighted to offer for sale this four bedroom, three bathroom linked end of terrace home, positioned in a quiet cul-de-sac on the edge of Claybury woods.

4 | 3 | 2 | C | Council Tax Band: E







Set within a peaceful cul-de-sac, this semi-detached home benefits from easy access to Claybury woods and Park (0.1 Miles) offering residents over 70 hectares of free-entry green space, ancient woodland, meadows, ponds, walking and cycling paths, a playground and outdoor gym.

Nearby Schools include Roding Valley Primary School (0.5 miles) and West Hatch Hish School (0.8 Miles) both rated good by Ofsted. Woodford Central Line Station is 1.2 miles on foot with easy links to the North Circular and M11 close by. From the outset, the property delivers a number of practical, including a generous driveway leading to an integral bike store.

Inside, the accommodation continues to impress, with a spacious main reception room complemented by a separate snug. Perfectly suited to modern family life, the two spaces offer flexibility for entertaining and relaxing together, while providing the children with their own dedicated space to play.

To the rear, a sleek and contemporary kitchen/diner spans the full width of the property, with French doors opening directly onto the garden. A peninsula breakfast bar provides a natural divide between the kitchen and dining areas, while the kitchen itself is well equipped with space for an American-style fridge/freezer, an integrated double oven and dishwasher. A fully tiled contemporary shower room and separate guest W.C. complete the ground floor accommodation.

The first floor offers two generous double bedrooms, a further smaller bedroom, ideally suited to use as a home office, and the family bathroom. Occupying the second floor, the principal suite provides a lovely sense of privacy, complete with bespoke fitted storage, an en-suite shower room and useful eaves storage.

Outside, the property enjoys gardens to both the front and rear. The rear garden has been simply arranged to offer a combination of decking and lawn, with a planted border to the rear, providing an inviting space to enjoy the warmer months.

EPC Rating: C71
Council Tax Band: E

Reception Room
25'7" x 14'12"

Kitchen/Dining Room
11'10" x 23'4"

Bedroom
13'1" x 9'6"

Bedroom
11'8" x 9'6"

Bedroom
8'2" x 6'11"

Bedroom
18'4" x 9'10"