

## Cavendish Avenue, Woodford Green, IG8 9DA

Guide Price £850,000

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- Spacious Living Room Leading To A Cosy Sun Room
- Stylish Bathroom With Freestanding Shower
- Driveway & Garage Parking
- Three Bedroom Link Detached House
- Bespoke Fitted Kitchen With Ample Storage
- Option To Extend Subject To Planning
- Close To Woodford Green Station, Local Amenities & School Catchments



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Nestled in the desirable area of Woodford Green, this charming link - detached house on Cavendish Avenue offers a perfect blend of comfort, charm and convenience. Spanning an impressive 1,524 square feet, the property boasts a well-proportioned layout that is ideal for families, those seeking extra space or looking to extend subject to planning.

Upon entering, you are welcomed into an inviting entrance hall giving access to a large living room with fireplace and double doors leading to a cosy sun room overlooking the rear garden. The spacious dining room with fireplace, bay windows, coving and high ceilings, making it perfect for entertaining guests or enjoying quiet evenings with family.

The kitchen/breakfast room makes itself the "Heart" of the home with vaulted ceiling, ample storage, space for appliances including a large oven/gas cooker to test those culinary skills. The house features three generously sized bedrooms, with fitted wardrobes, providing ample room for relaxation and personal space. The well-appointed bathroom caters to the needs of the household, ensuring comfort and functionality with its freestanding shower.

The rear garden is well kept, boasting mature shrubs, lawn and patio area to enjoy those alfresco evenings. The property also benefits from parking for two vehicles, a valuable asset in this sought-after location. The surrounding area is known for its excellent amenities, including local shops, schools, and parks, making it an ideal choice for families and professionals alike.

With its attractive features and prime location, this detached house on Cavendish Avenue presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your new home.



Council Tax Band: F



#### Dining Room

4.88m x 3.02m (16' x 9'11")

#### Living Room

5.18m x 4.11m (17' x 13'6" )

#### Sun Room

3.76m x 2.69m (12'4" x 8'10" )

#### Kitchen/Breakfast Room

6.99m x 2.21m (22'11" x 7'3" )

#### Garage

4.88m x 3.02m (16' x 9'11")

#### Bedroom 1

4.83m x 3.66m (15'10" x 12'6" )

#### Bedroom 2

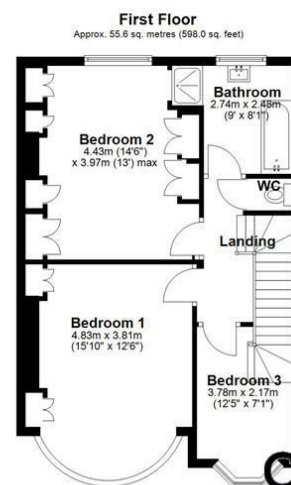
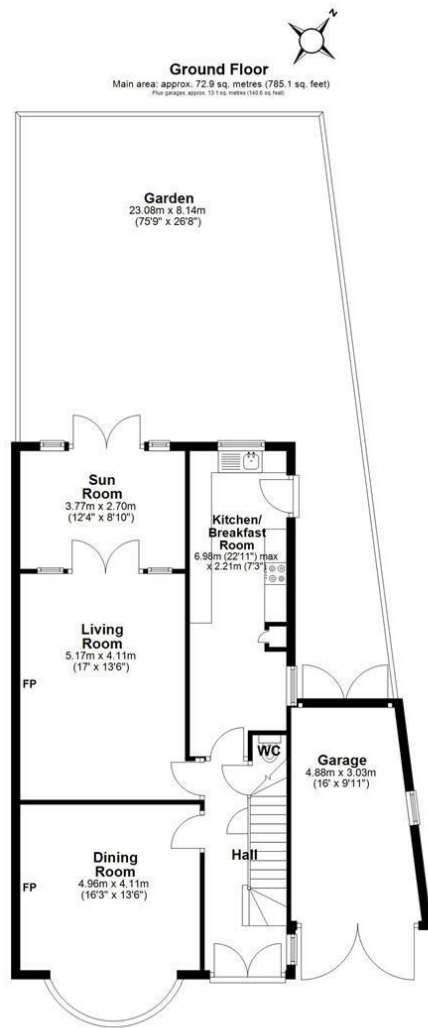
4.42m x 3.96m (14'6" x 13')

#### Bedroom 3

3.78m x 2.16m (12'5" x 7'1" )

#### Bathroom

2.74m x 2.46m (9' x 8'1")



Main area: Approx. 128.5 sq. metres (1383.1 sq. feet)  
Plus garage: approx. 13.1 sq. metres (140.6 sq. feet)

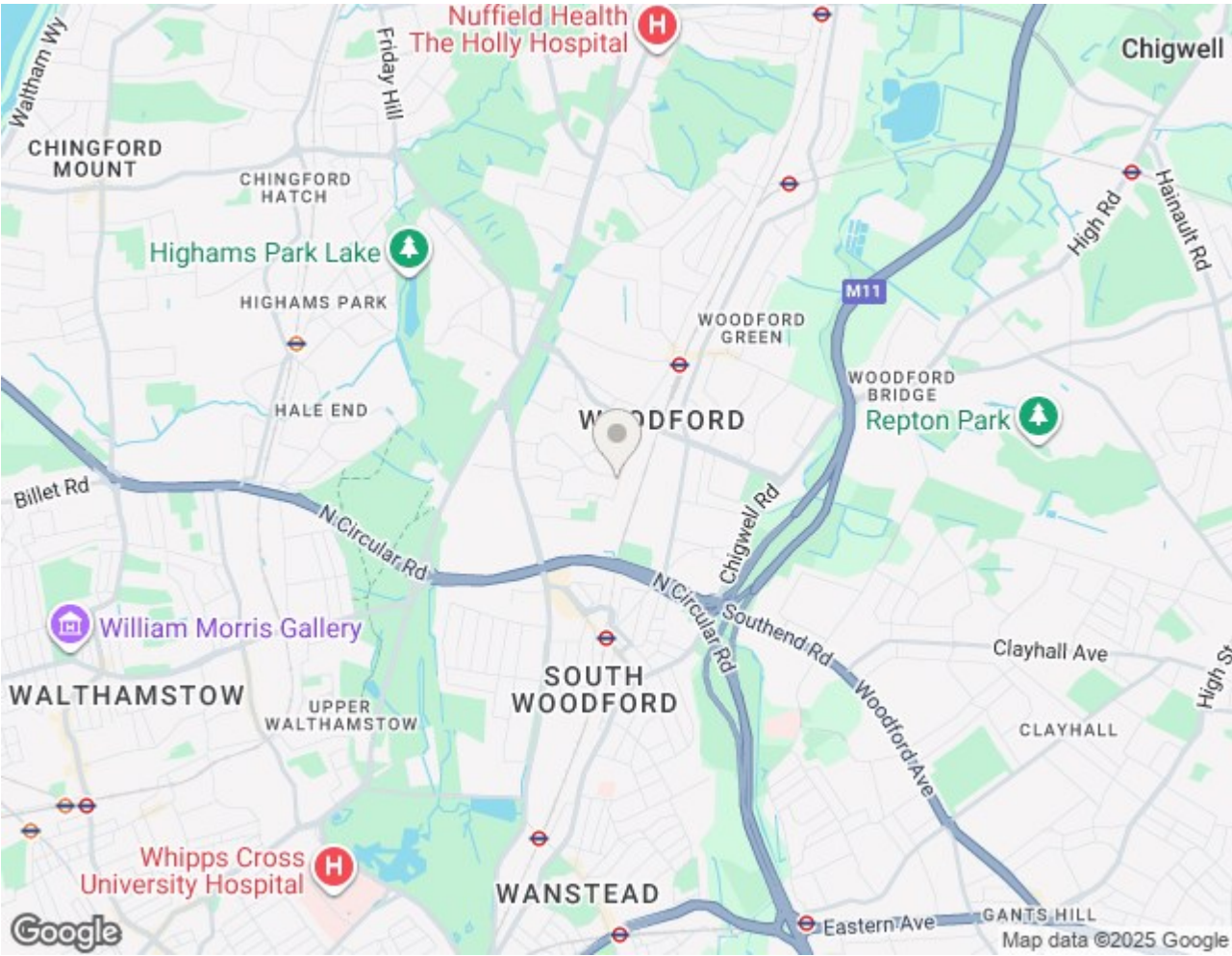
**CAPLEN**  
estates











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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

EPC Rating:

E

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F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.