



## 12 Avro Crescent, Woodford

£695,000 Freehold

FOUR DOUBLE BEDROOMS • LARGE CORNER PLOT • NO ONWARD CHAIN • IMMACULATE THROUGHOUT • BUILT IN 2017,  
THREE YEARS LEFT OF NHBC • HIGH-SPEC FINISH THROUGHOUT • NEWLY FITTED KITCHEN • NEW CARPETS AUGUST  
2024



A beautiful four bedroom detached home sitting on a large corner plot with wonderful south-facing rear garden. Benefitting from a generous driveway and detached garage, this wonderful family home has had recent upgrades including new carpets and a newly fitted kitchen. Offered for sale with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

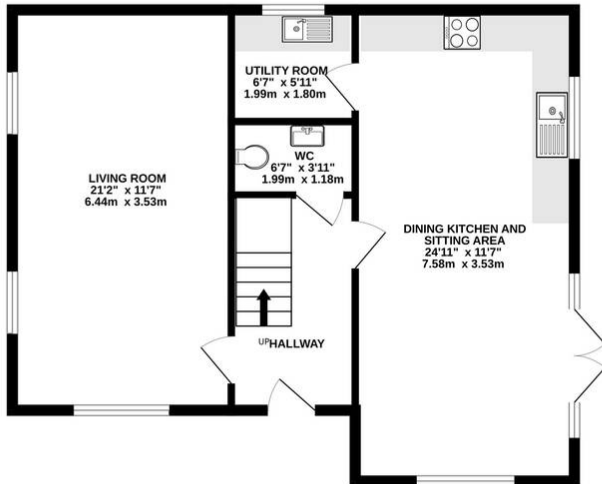
EPC Environmental Impact Rating: B



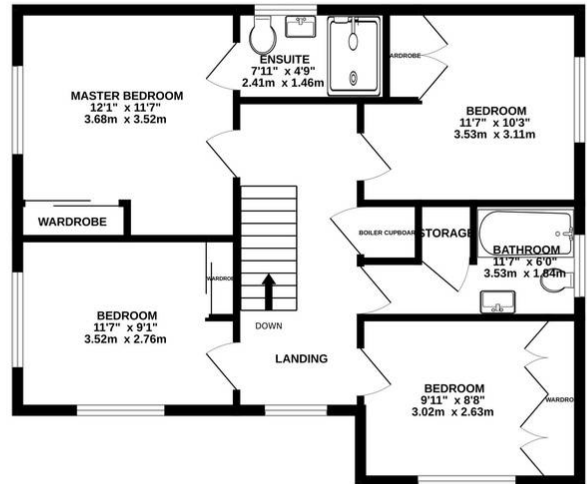
- › FOUR DOUBLE BEDROOMS
- › LARGE CORNER PLOT
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GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Commanding a generous plot with gardens to three sides, this home offers plenty of kerb-appeal. The driveway and garage sit to the rear allowing the double-fronted house to take centre stage. The front gardens are laid to lawn with low hedging providing neat separation from the pavement. The rear garden sits to the side of the property and is enclosed by brick walls whilst benefitting from a southerly-facing aspect.

Upon entering the house the hallway provides a warm welcome and offers a large living room to the left hand side and the impressive dining kitchen to the right, with a WC sitting at the foot of the hall. The living room spans the length of the property and boasts dual-aspect windows with three in total allowing in plenty of natural light. The kitchen is another room that runs the full length of the house and allows plenty of space for a dining table and chairs as well as a sitting area with patio doors leading out to the garden. A handy utility room sits off the kitchen providing further worktop space with a sink and plumbing for a washing machine and tumble drier. The kitchen has been replaced in August 2024 and is high quality with integrated appliances sitting under Quartz worktops with Porcelanosa tiling throughout the kitchen, utility room, hallway and downstairs cloakroom.

To the first floor the spacious landing provides access to four well-proportioned bedrooms and a family bathroom. The master bedroom boasts an en-suite shower room and all four bedrooms offer fitted wardrobes providing excellent storage. The carpets upstairs and in the living room are new as of August 2024 and the bathrooms boast Porcelanosa tiling. There are motorised blinds in each room with individual remote controls.





