

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Ground Floor



First Floor

william rose
Sunset Avenue, IG8

Approximate Gross Internal Floor Area : 178.65 sq m / 1923 sq ft
Garage/ Balcony : 31.03 sq m/ 334 sq ft



16 Sunset Avenue, Woodford Green, IG8 0TH

Guide Price £1,500,000

- Colonial-style residence on Sunset Avenue, Woodford Green
- Heated swimming pool for outdoor enjoyment
- Close proximity to amenities, schools, and transport links
- Luxurious master suite with en-suite bathroom and balcony
- Plantation shutter windows adding to the property's charm
- Modernized to high specifications by current owners
- Bespoke kitchen/breakfast room with integrated Miele appliances and marble work surfaces
- Four spacious double bedrooms
- Detached double garage and off-street parking
- Offered with NO ONWARD CHAIN



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

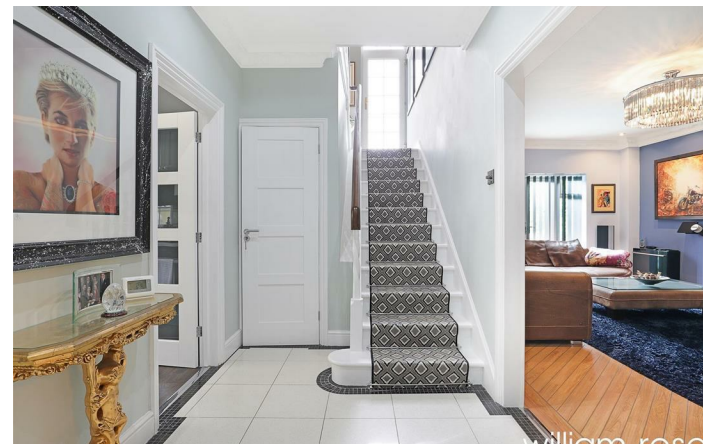
Date: 24/4/2024

16 Sunset Avenue, Woodford Green IG8 0TH

Exquisite colonial-style residence on Sunset Avenue, Woodford Green. Modernized to high standards, featuring four double bedrooms including a luxurious master suite with en-suite and balcony. Spacious reception rooms with fireplace and French doors lead to a landscaped garden with heated pool.



Council Tax Band: G



Guide Price £1,500,000 - £1,650,000

Introducing an exquisite colonial-style residence gracing the esteemed Sunset Avenue in the prestigious locale of Woodford Green. This distinguished property, modernized to a high specification by its current owners, presents four spacious double bedrooms, highlighted by an indulgent master suite boasting an en-suite bathroom with his and her sinks, ceiling-to-floor luxury tiles, an oversized walk-in shower, and a lavish jacuzzi bath. The master bedroom further enchants with a dressing area and a balcony offering sweeping views of the adjacent Woodford Golf Course.

Elegance pervades every corner of this home, with a modern family bathroom complementing the luxurious amenities. Two expansive reception rooms provide ample space for relaxation and entertainment, with one featuring a charming fireplace and French doors that seamlessly connect to the beautifully landscaped rear garden. A separate study/office provides a tranquil retreat for work or leisure pursuits.

The heart of the home lies in the bespoke kitchen/breakfast room, boasting a suite of integrated Miele appliances, marble work surfaces, and convenient flow into the utility room. French doors from the kitchen further extend the living space outdoors, creating an effortless indoor-outdoor living experience. The low-maintenance rear garden, meticulously landscaped, is perfect for al-fresco dining and entertaining during the summer months, offering a serene retreat from the bustle of daily life. Additionally, this outdoor oasis features a heated swimming pool, detached double garage, and off-street parking, ensuring both leisure and practicality for its fortunate occupants.

Positioned within the coveted Sunset Avenue, Woodford Green epitomizes upscale suburban living. Enviably situated within proximity to renowned schools, verdant parks, and a plethora of local amenities, residents enjoy the perfect blend of tranquillity and convenience. With easy access to transport links including Woodford Underground Station, as well as the vibrant shopping and dining destinations along High Road, this location offers an

unparalleled lifestyle for discerning homeowners.

EPC Rating: C
Council Tax Band: G (London Borough of 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.