

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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area : 144.75 sq m / 1558 sq ft



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: 1/7/2024



20 Kings Avenue, Woodford Green, IG8 0JA

Price Guide £1,000,000

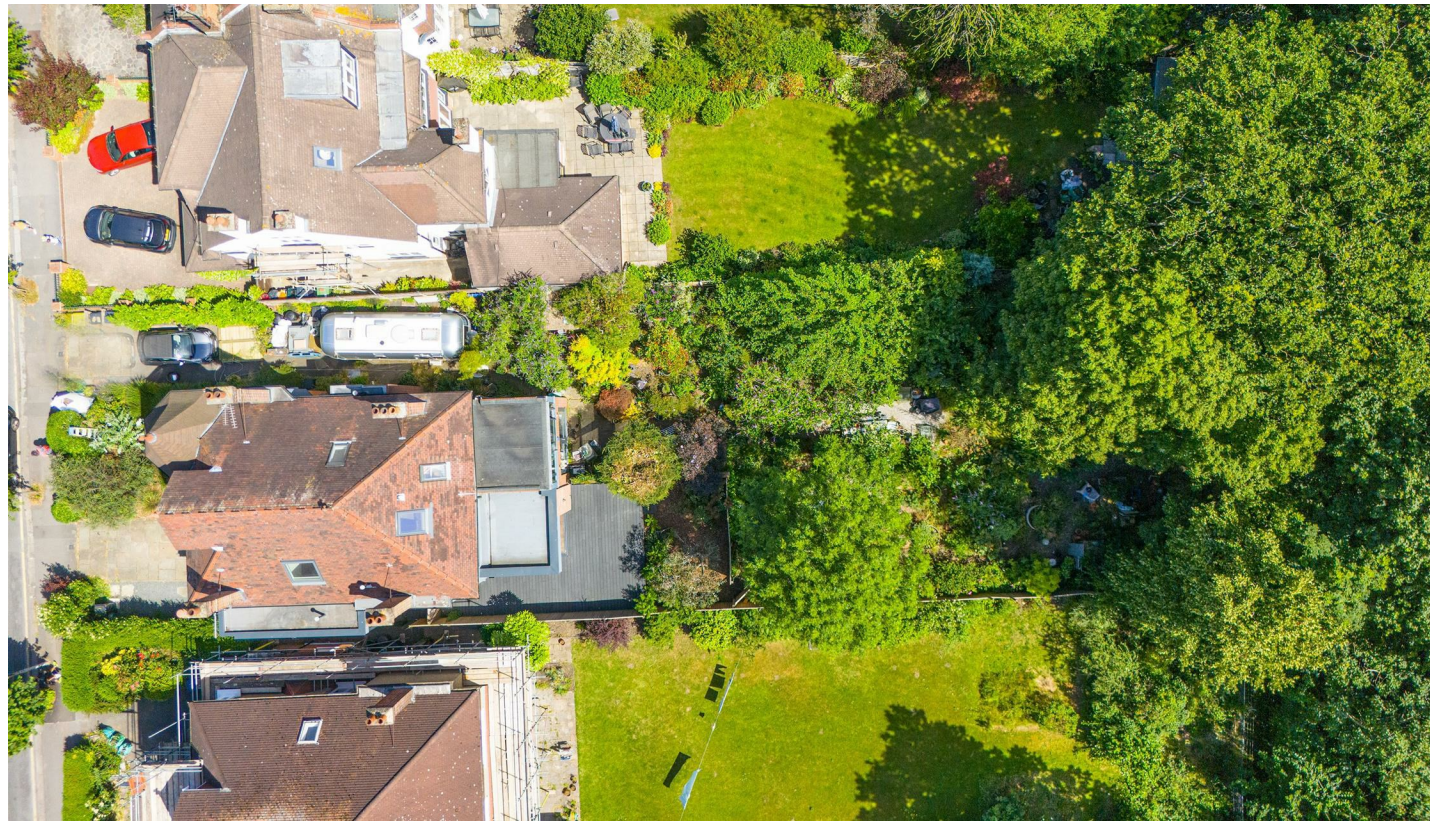
- Four Bedrooms
- Master bedroom with built-in storage and en-suite bathroom.
- Bright front living room with designer pendant lighting,
- Floor-to-ceiling sliding pocket doors,
- Underfloor heating and oak brown Jasper wood flooring throughout,
- Stunning architecturally rejuvenated semi-detached period house,
- Spacious front driveway,
- Large open-plan kitchen and dining room with high vaulted ceilings,
- Siemens integrated appliances, including a wine fridge and five-burner ceramic gas hob,
- Nest-controlled heating and ICO high-pressure water misting fire protection system.

20 Kings Avenue, Woodford Green IG8 0JA

This stunning and uniquely renovated semi-detached period house, located moments from Woodford Underground Station, seamlessly blends modern design with period charm.



Council Tax Band: F



Guide Price £1,000,000 - £1,100,000

This stunning and uniquely renovated semi-detached period house is situated moments from Woodford Underground Station. Formerly 'The House at Hill Head' which was the last house of the original Edwardian development founding Kings Avenue. The original villas presented the latest in contemporary features, including internal toilets and bathrooms, and garage parking for cars. More recently the house was sympathetically remodelled and extended in 2019, updating the contemporary features of the original 1965 conversation, including full height opening of the ground floor into the garden for an extended living.

The property boasts a front driveway spacious enough for two cars. The large front door opens to a generous hallway with a downstairs WC, leading into a bright front living room adorned with designer pendant lighting. The hallway continues to the rear of the house, where you'll find a large open-plan kitchen and dining room with high vaulted ceilings, flooded with natural light from floor-to-ceiling sliding pocket doors that wrap around the corner of the room. This area serves as a fantastic entertaining space. The carefully designed kitchen is fitted with Siemens integrated appliances, including a wine fridge, and features a five-burner ceramic gas hob. A utility room is conveniently located just off the kitchen.

The first floor comprises a family bathroom with a separate walk-in shower and bath, and two generously sized double bedrooms. The master bedroom features built-in storage and an en-suite bathroom, while the second bedroom includes a walk-in wardrobe. The stairwell to the top floor is bathed in natural light from an electronic Velux window, leading to two additional bedrooms. Additional features of this property include oak brown Jasper wood flooring by Boen throughout, underfloor heating on the ground floor, bathrooms, and dressing room, Google Nest Smart Home thermostats, doorbell, smoke detectors; iCO high-pressure water mist ceiling integrated fire suppression system across the ground floor.

The location of this house is ideal, with Woodford Underground Station (Central Line) just a stone's

throw away, providing easy access to the City and West London. The Broadway, with its excellent array of restaurants, bars, and shops including Italian Rosso's, Mezze, and Seasons Bar, is right on your doorstep. This unique property is perfect for a small family looking to reside in this sought-after location.

E.P.C Rating: D

Council Tax: Band: (London Borough Redbridge F) Freehold

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.