



**Guide price £575,000**

**TENURE : FREEHOLD**

**Woodford Avenue, IG2 6XE**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Cranbrook Lettings Ltd**  
 713 Cranbrook Rd, Ilford, IG2 6RJ  
 ilford@cranbrooklettings.com | 02085502600  
 Website: <https://cranbrooklettings.com/>

**Cranbrook Lettings**  
*We make it simple*  
 SALES • LETTINGS • MANAGEMENT

- Three Bedroom Semi Detached Family Home
- Huge Potential to Extend (STPP)
- Fish pond.
- Plenty of Storage
- Near to Gants Hill Station
- Popular Location

Guide Price £575,000 -- £600,000.

Cranbrook Lettings are delighted to present this exquisite Three-bedroom semi-detached family home, gracefully situated in the Gantshill area.

The ground floor of this remarkable residence features an inviting reception a family/TV room with a guest cloakroom, an opulent formal open plan reception two, a well-appointed kitchen area. The favourite area of the house is the conservatory, you can set up your very own room with a garden view.

Outdoor space, well maintained garden with Pond and access to garage.

To the first floor, you will find three bedrooms and family bathrooms with separate toilet.

Ground Floor :

Reception One: 4.7m x 4.3m

Reception Two: 4.6m x 3.6m

Kitchen : 3.7m x 2.7m

Conservatory : 3.6m x 3.2m

Garage : 4.9m x 2.4m

First Floor :

Bedroom One: 4.6m x 4.3m

Bedroom Two : 4.3m x 3.8m

Bedroom Three : 2.5m x 2.4m

Bathroom : 2.1m x 1.9m WC : 1.7m x 0.8m

This substantial property boasts multiple off street parking space, while the rear garden has been thoughtfully designed for low maintenance, offering a lawn, and patio area.

Tenure: Freehold

Council Tax Band: E.

Nestled on the charming Woodford Avenue in Gants Hill, this splendid Semi-Detached house offers a perfect blend of comfort

and convenience.

The location is particularly advantageous, as it is just a short walk to Gants Hill station, ensuring excellent transport links for commuters. Additionally, you are close by to Clayhall Park & also the popular Valentines Park is nearby too.

Contact us to arrange a Viewings.

[360 Virtual Tour](#)

**Cranbrook Lettings Ltd**

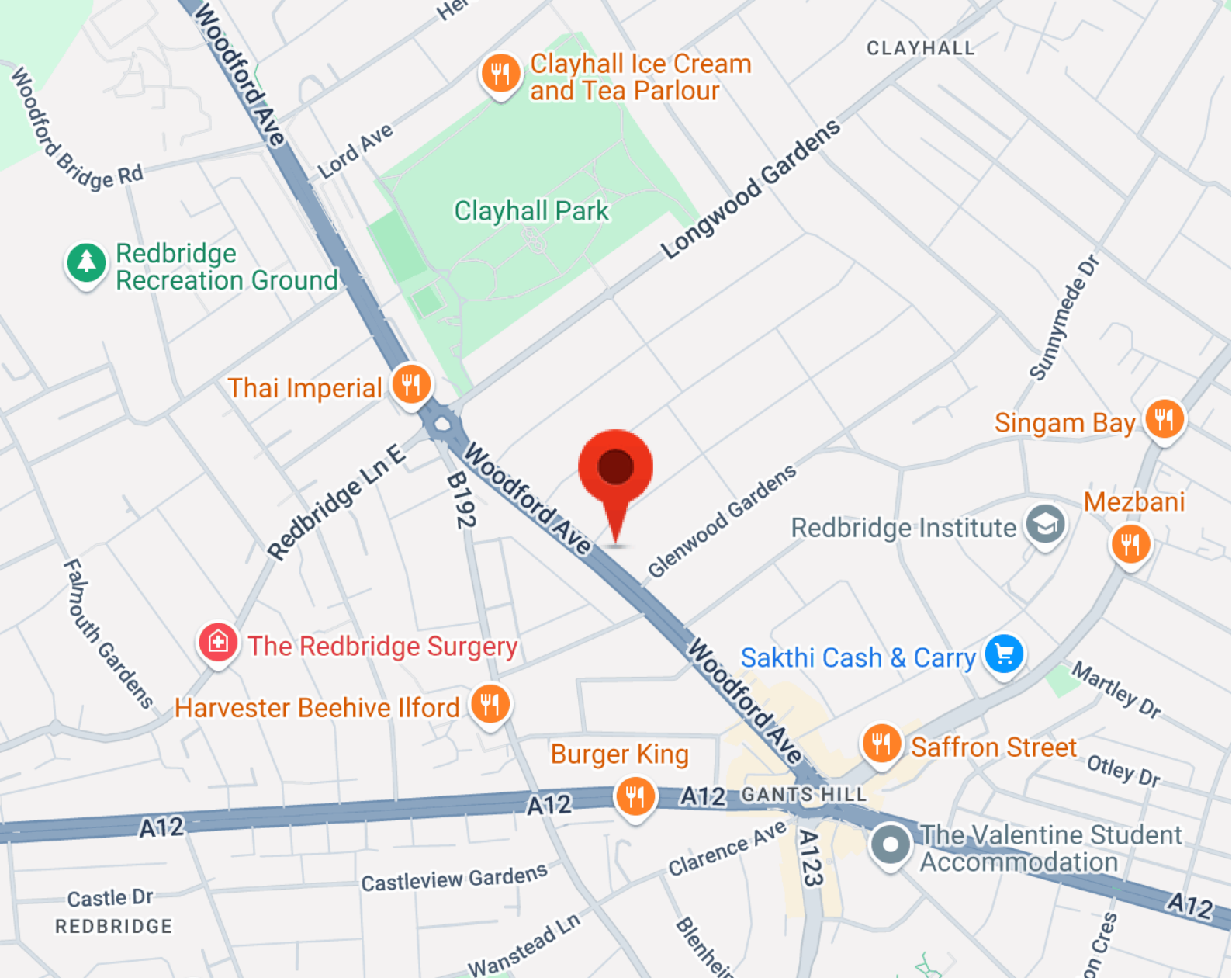
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		81
A		
(81-91)		
B		
(69-80)		
C	46	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Ilford, IG2