

Daniel  
Frank





## 8 Fairlight Avenue Woodford Green, IG8 9JP

Constructed in 2014 with charming Edwardian-style architecture, this stunning four-bedroom family home is nestled in the heart of Woodford Green, just 0.7 miles from Woodford Station.

Immaculately presented throughout, this bright and spacious residence spans two well-designed floors.

The ground floor welcomes you with an inviting entrance hall, leading to a generous formal living room.

A versatile family room seamlessly connects to the dining area, which opens onto a contemporary fitted kitchen, complete with integrated appliances. Further along the hallway, you'll find a convenient utility room and a modern downstairs WC, rounding out the ground floor.

Upstairs, there are four well-proportioned bedrooms, including three doubles. The master suite features fitted wardrobes and a spacious en-suite bathroom. The family bathroom serves the remaining bedrooms.

Outside, a beautifully maintained south-facing garden extends approximately 60 feet, offering a delightful seating and decking area—perfect for relaxation and entertaining.

**Tenure** Freehold  
**Council** Redbridge





Your Next Chapter

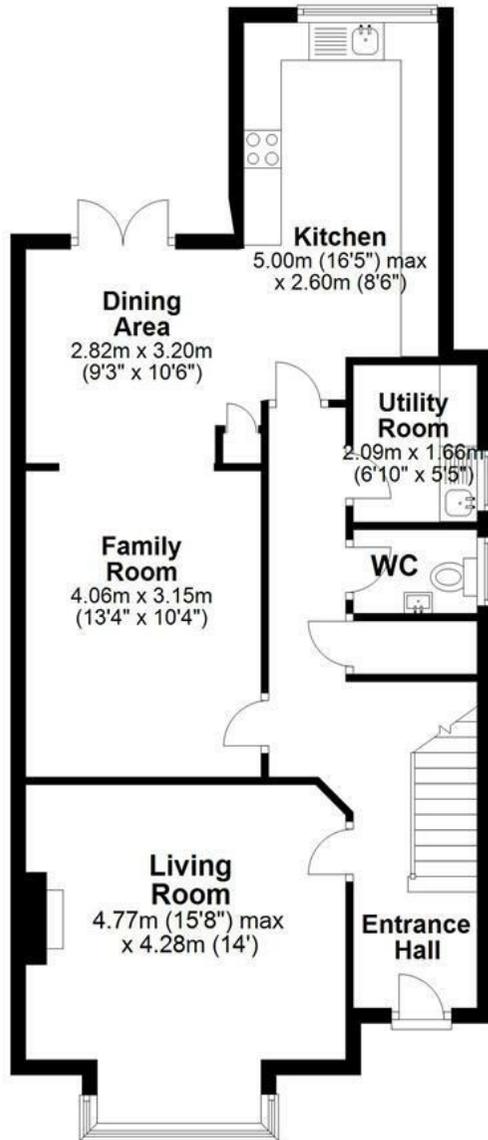


Your Next Chapter



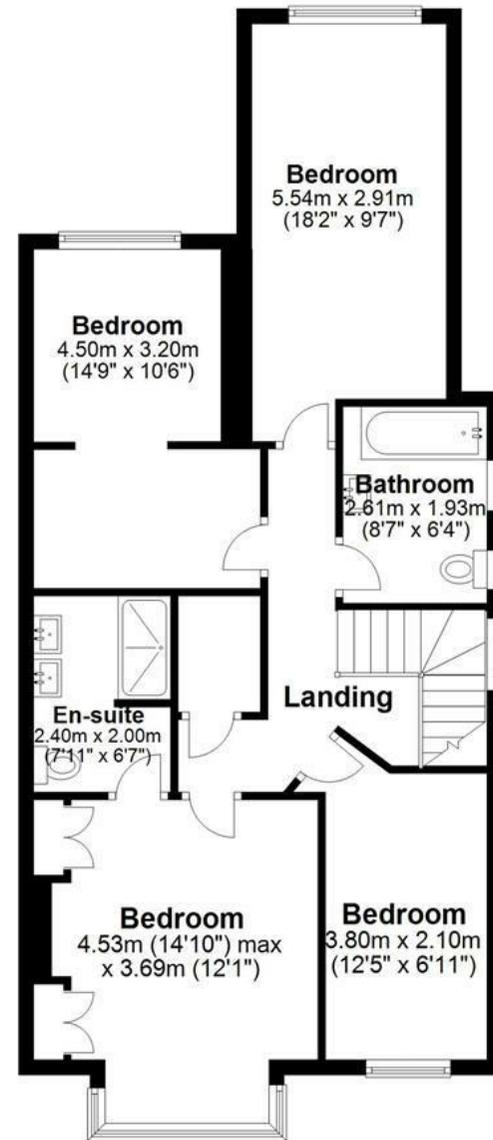
## Ground Floor

Approx. 72.5 sq. metres (779.9 sq. feet)



## First Floor

Approx. 74.4 sq. metres (800.6 sq. feet)



Total area: approx. 146.8 sq. metres (1580.5 sq. feet)

**Fairlight Ave**



## WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

