



Price

£1,000,000

Freehold

6x  2x  3x 

Cavendish Avenue,
Woodford Green, Essex,
IG8

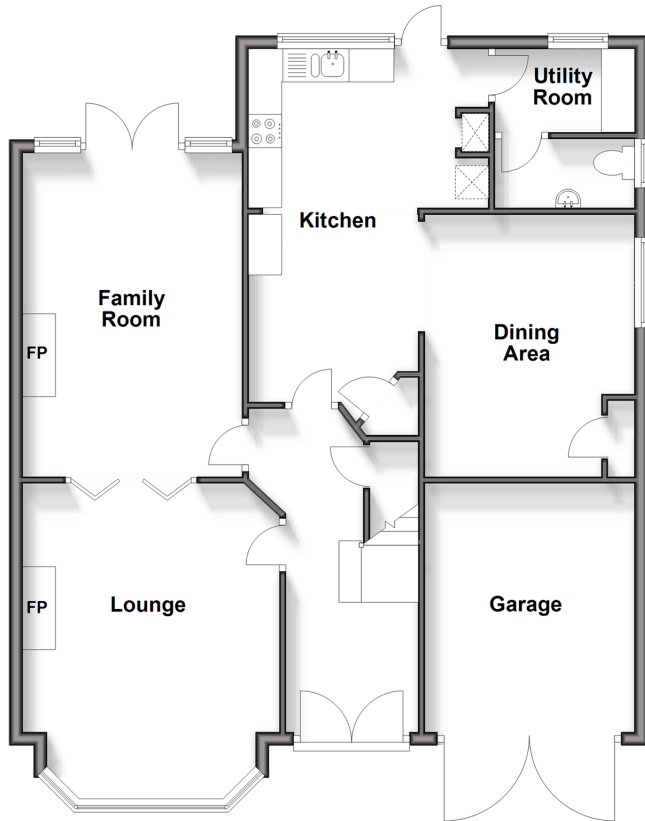
OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards

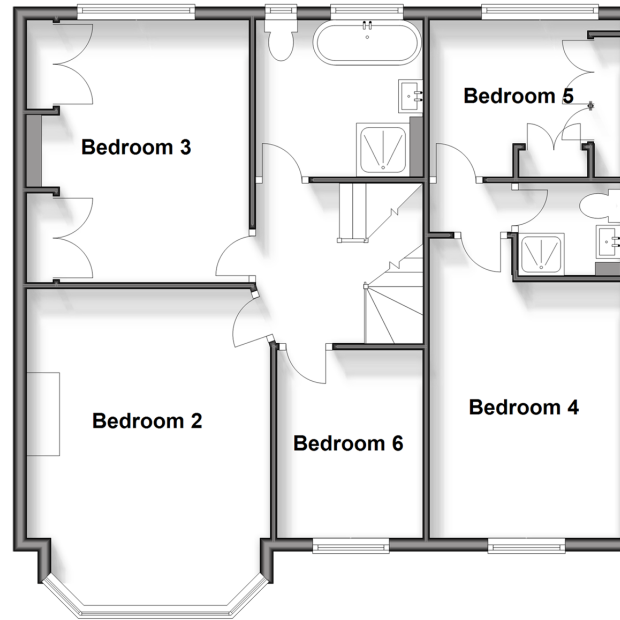
Ground Floor

Approx. 92.0 sq. metres (990.1 sq. feet)



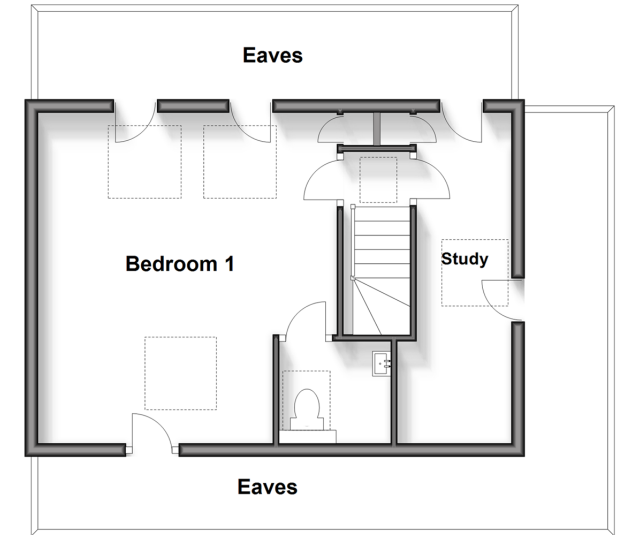
First Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



Second Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 16'1 x 12'9 (4.91m x 3.89m)

Family Room: 17'0 x 10'1 (5.19m x 3.08m)

Kitchen: 17'0 x 11'1 (5.19m x 3.38m)

Dining Area: 12'7 x 9'9 (3.84m x 2.97m)

Utility Room: 6'10 x 3'5 (2.08m x 1.04m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 16'2 x 11'11 (4.93m x 3.63m)

Bedroom 3: 14'2 x 8'4 (4.32m x 2.54m)

Bedroom 4: 12'11 x 9'9 (3.94m x 2.97m)

Bedroom 5: 8'11 x 7'6 (2.72m x 2.29m)

Bedroom 6: 7'9 x 7'4 (2.36m x 2.24m)

Bath/Shower Room

Shower Room

SECOND FLOOR

Landing

Bedroom 1: 16'3 x 14'7 (4.96m x 4.45m)

Study

En-Suite

OUTSIDE

Off Street Parking

Garage

Rear Garden



Main features

- 6 bedroom 1930's semi detached
- Corner Plot
- Large rear garden & garage
- Beautiful period features throughout, providing style and elegance to be proud of
- Laing estate location, within catchment of Churchfields Primary School



Nearest Schools

Primary Schools: Churchfields Junior School 0.2 miles, Wells Primary 1.0 miles, St Antony's Catholic Primary 1.1 miles

Secondary Schools: Woodbridge High School 0.7 miles,



Transport Information

Train Stations: Highams Park 2.1 miles, Wood Street 2.2 miles, Leytonstone High Road 2.6 miles

Underground Woodford 0.6 miles, South Woodford 1.4 miles, Roding Valley 1.5 miles



Address: Cavendish Avenue, Woodford Green, Essex, IG8



Directions

For directions to this property please contact us.



Call Woodford Green Branch 020 8505 6343 ■ douglasallen.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT: E(47)		POTENTIAL: C(69)
	53611067/20240614/AMA/SP		