



## 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) <b>A</b>			
(81-91) <b>B</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	



9 Henrys Avenue, Woodford Green, IG8 9RB

Guide Price £1,250,000

- Five bedroom
- Extended
- Backing onto Highams Park field
- Short walk to forest
- Semi detached
- 90ft garden
- Stunning Views
- Close to popular schooling

## 9 Henrys Avenue, Woodford Green IG8 9RB

This 5 bedroom extend semi detached family home located on the Highams Estate backing onto Highams Park field, lake and forest which offers stunning views. Close to popular schools, local shops, coffee shops and restaurants. The property has been well looked after and extended making this a fantastic family home.



Council Tax Band: F



This five bedroom 1930's Warner built semi-detached family home set back on a wide plot backing onto the ever popular Highams Park Field, Lake with the huge benefit of stunning views from the back aspect of the property. Located on the Highams Estate on the premier road Henrys Avenue, which is easy reach of both Highams Park Overground Station and Woodford Central Line Station.

Once you enter this outstanding family home via the porch there is access via a separate door a ground floor double bedroom with an en-suite shower room with WC which is self-contained and could be used in a multitude of ways. Next up there is a large reception room with a lovely bay window which opens via doors onto the next reception with a feature fireplace which is 26ft across including the fitted kitchen which offers a range cooker plus a central island/breakfast bar and has views over the wonderful garden. Off the kitchen is the utility room and the ground floor WC plus access to the garden and a handy storage room. At the back of the property is a conservatory with full length windows which has access into the patio area.

Upstairs onto the first floor there is a fantastic sized landing with light pouring in from the dual aspect windows, three double bedrooms with storage and a beautiful family bathroom with walk-in shower. Up on the top floor you have the master suite which has a great sized bedroom with full length window with spectacular views and an en-suite with a free-standing bath. The dressing room has a Juliet balcony with glass balustrade where you can sit and gaze onto the most magnificent views across Highams Park field, Epping Forest and onto the London skyline.

To the rear you have a well maintained and mature 90ft rear garden which has three main sections. At the top you have a large patio where you can enjoy a morning coffee or the evening wine or beer along with alfresco dining. Next there is a lawn section with shrub borders, then onto another patio with a pond off it and another lawn area with a shed for storage and a gate to the field. To the front of the property, you have block paving with shrub borders offering off street parking.

The Highams Estate was developed by Sir Thomas Warner the renowned developer in the 1930's. Henrys Avenue is a popular road and provides the perfect balance of local amenities and leafy green areas. Among the local shops on The High Road are popular cafés and restaurants. Being located on this sought-after road you have Woodford Central Line and Highams Park stations, perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it is good schools you are looking for, there is an excellent choice of outstanding private, state and grammar schools including Ofsted outstanding Woodford County school for girls close by, making this beautiful home an ideal choice for a family wanting to settle down. There are many open green spaces including Epping Forest within a short walk where the whole family can enjoy the great outdoors.

Council Tax band F  
EPC