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FOR SALE
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Kings Avenue, Woodford Green

£800,000

Tenure : Freehold

Floor Area : 1025.70 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 3

Receptions : 2

Bathrooms : 1

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



Churchill Estates are delighted to offer for sale this attractive three bedroom semi-detached 1930s family home.

Offering a wealth of character and charm, this double bay-fronted property is being sold with no onward chain and presents an exciting opportunity for a new owner to modernise and create a home perfectly suited to their own taste and requirements

The ground floor offers two separate reception rooms, with the front reception featuring an attractive bay window and the rear reception benefiting from patio doors opening onto the garden. The kitchen is also positioned towards the rear of the property and is accessed from the hallway, with a further door providing direct access to the garden.

Upstairs the property offers three bedrooms, comprising two generous double bedrooms and a well proportioned single bedroom. The front bedroom benefits from an attractive bay window, while the rear bedroom enjoys pleasant views overlooking the garden. This level is completed by a three piece family bathroom, separate W/C and a spacious landing.

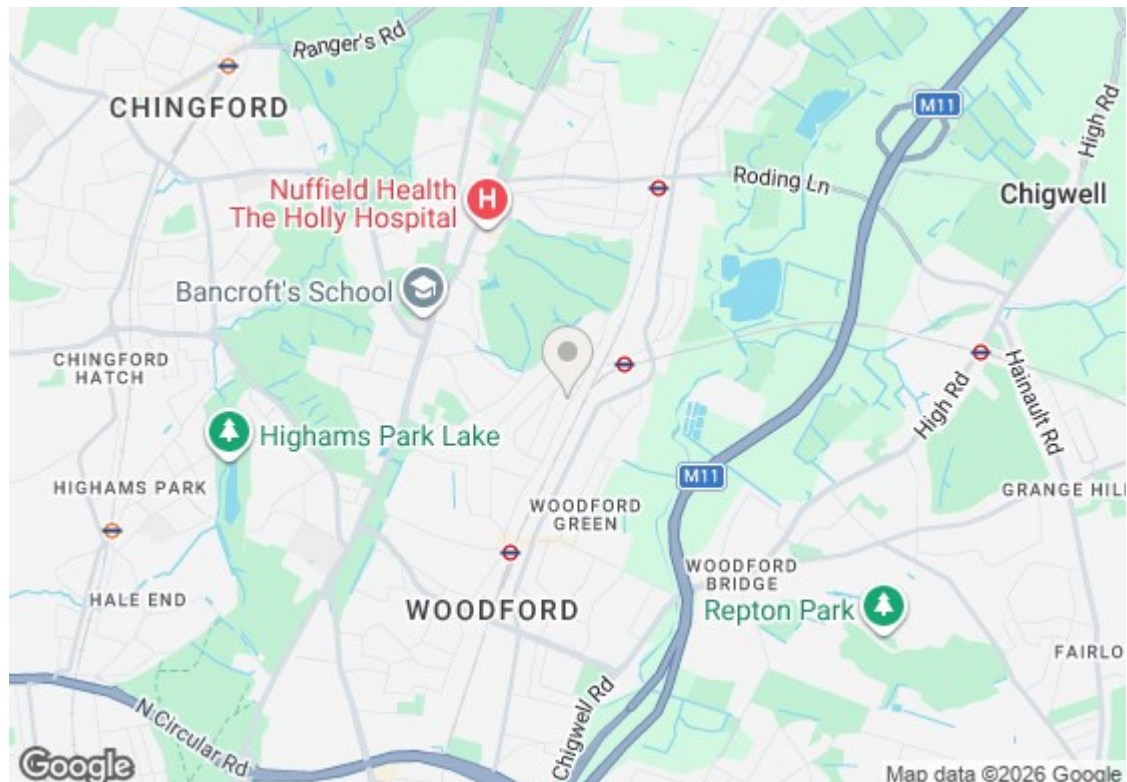
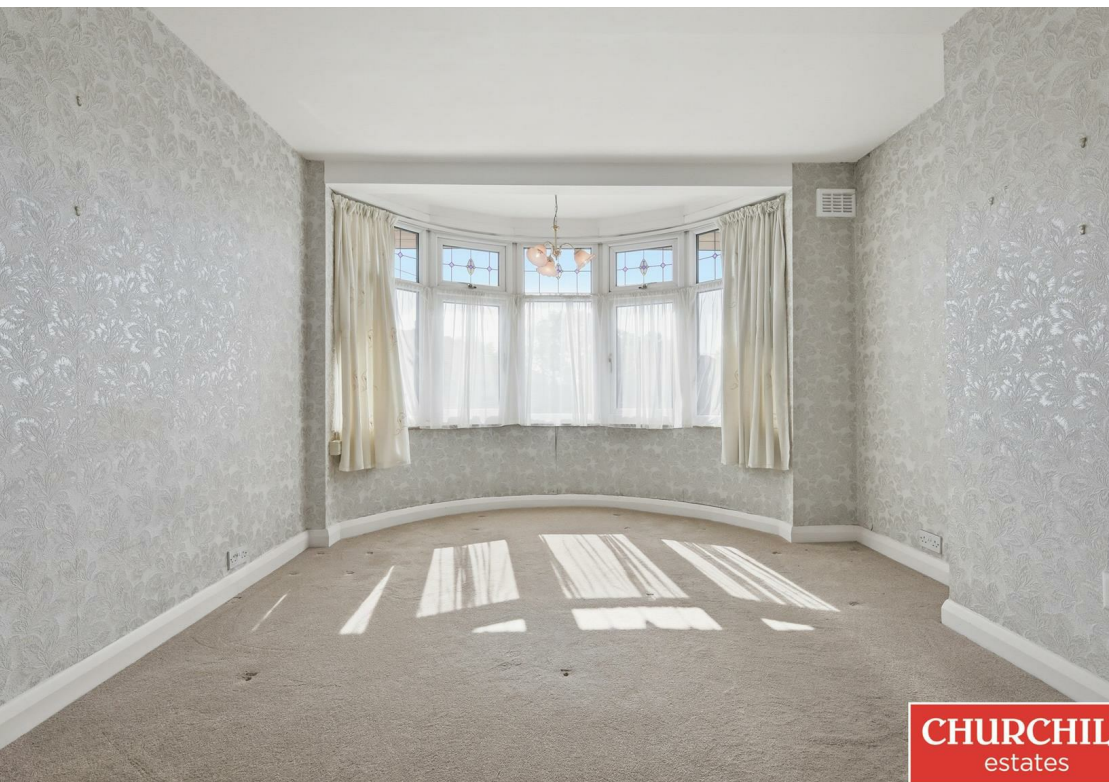
Externally the property benefits from off street parking to the front for one vehicle, together with convenient side access leading through to the rear garden. The large private west-facing rear garden provides an excellent outdoor space for relaxing and entertaining, while a detached garage accessed via the side of the property provides useful additional storage.

There is excellent potential to extend to the rear and into the loft (subject to the necessary planning permissions and consents) providing scope to further enhance the accommodation and add value.

The property is ideally positioned for a range of local amenities, transport links and schools. Roding Valley Central Line Station is approximately 0.3 miles away, with Woodford Central Line Station approximately 0.6 miles away both providing convenient connections into the City. Local schools include Wells Primary School (0.5 miles), Ray Lodge Primary School (0.6 miles) St Antony's Catholic Primary School (0.6 miles), and Trinity Catholic High School, (0.7 miles).

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

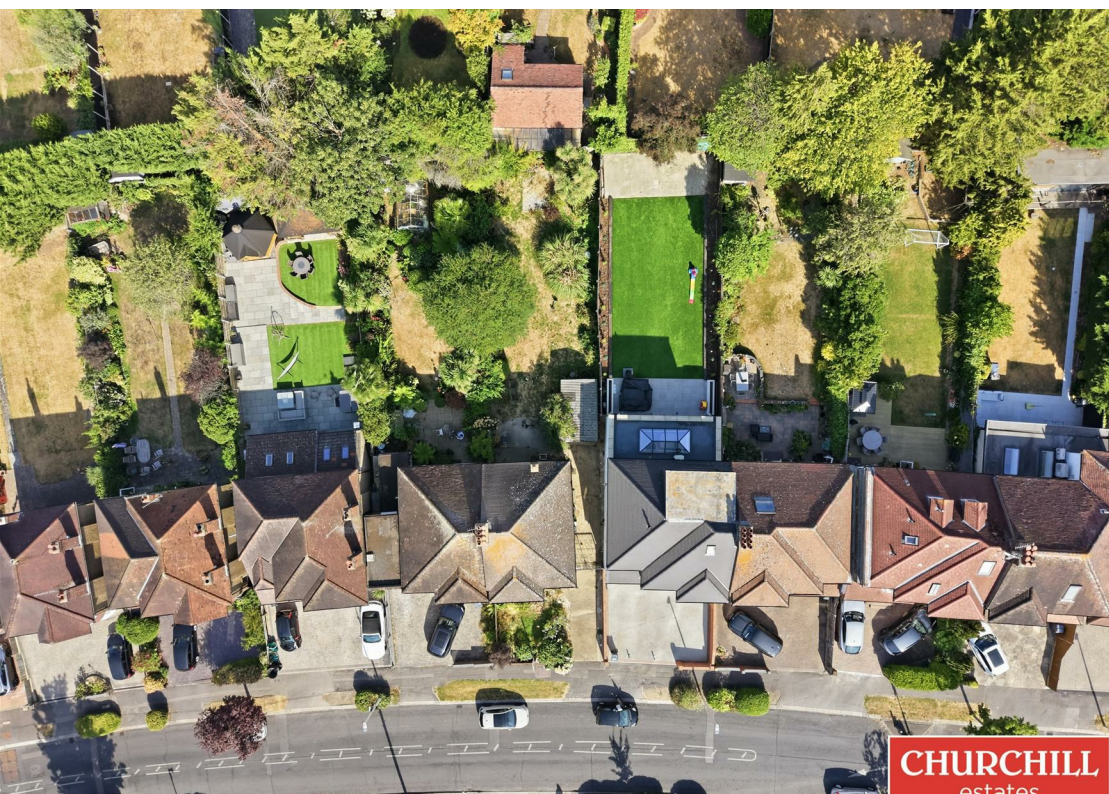






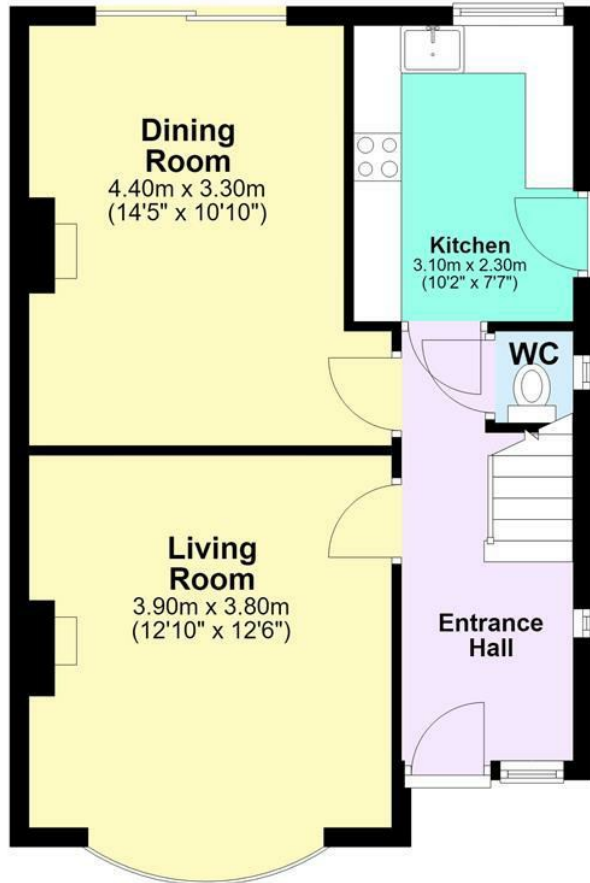
- Being sold with no onward chain
- Attractive double bay fronted property with plenty of character and charm
- Potential to extend to the rear and into the loft (STPP)
- Convenient side access leading through to the rear garden
- Large private west facing rear garden
- Spacious three bedroom semi-detached 1930s family home
- A wonderful opportunity to refurbish and create a home to your own specification
- Off street parking to the front of the property for one vehicle
- Detached garage providing useful additional storage
- Close proximity to Roding Valley Station (0.3 miles) & Woodford Station (0.6 miles)

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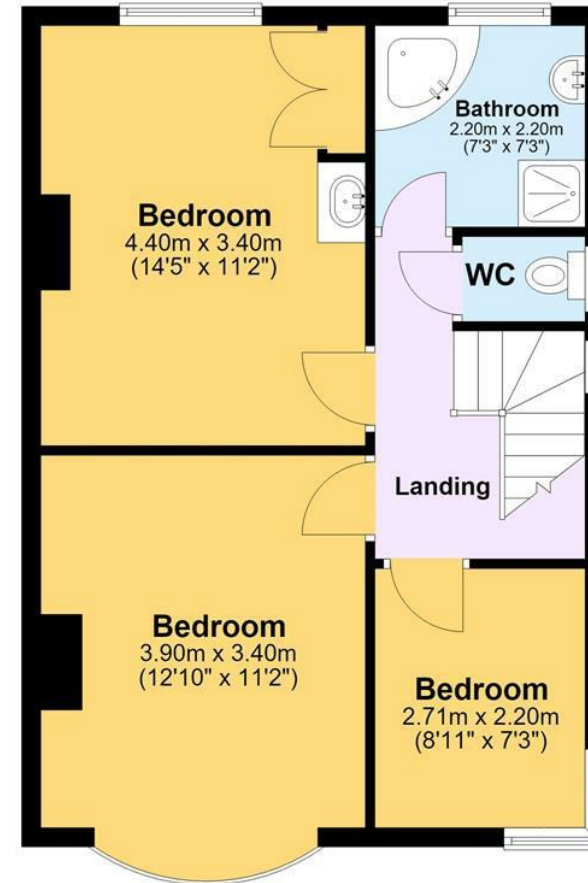
Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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