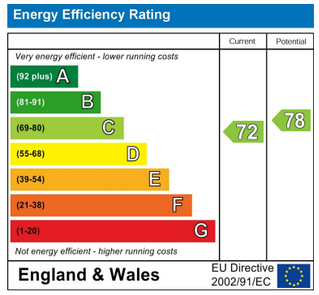
Directions

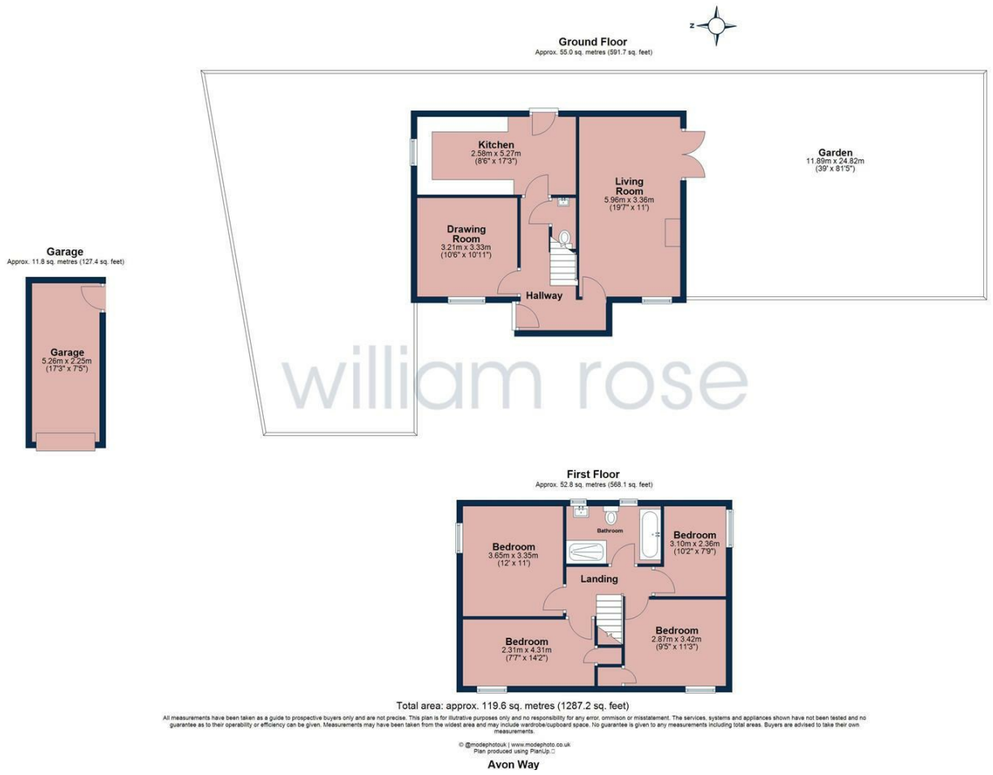
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C





475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose

31 Avon Way, South Woodford, E18 2AR

Guide Price £750,000

- Guide Price £750,000 - £800,000
- Detached
- Garage
- Close to station
- Good schooling close by
- 4 bedroom house
- Large plot
- Driveway
- No chain
- A short walk George Lane

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31 Avon Way, South Woodford E18 2AR

Guide Price £750,000 - £800,000 A perfect blend of location, style, and modern living, this four-bedroom detached family home is ideally situated just a short walk from the Central Line.

4 1 2 C Council Tax Band: F

Tucked away in a quiet cul-de-sac on Avon Way, a sought-after road in the heart of South Woodford, this spacious home is offered for sale along with the adjoining land (garden and garage). Currently on separate titles, the owner will merge these for completion, ensuring a seamless purchase for the buyer.

The property itself is fully detached and thoughtfully arranged. The ground floor features a welcoming lounge, a dining room, a fitted kitchen, and a convenient W.C. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom.

Outside, the home enjoys generous outdoor space, including a side garden and patio area, a further large garden with garage access, and a substantial frontage with parking. Please note, neighboring properties retain a right of way.

Avon Way offers a peaceful setting while remaining just moments from George Lane's shops, restaurants, and South Woodford Central Line station. Wanstead High Street and Snaresbrook station are also nearby, making commuting to Canary Wharf, the City, and the West End straightforward.

Families will appreciate the many highly regarded local schools, as well as the abundance of green spaces, including Epping Forest, parks, and recreational facilities close by.

This property presents an excellent opportunity to secure a family home in one of South Woodford's most desirable locations.

Property Information / Disclaimer

FREEHOLD
EPC Rating: C
Council Tax Band: F Redbridge

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.