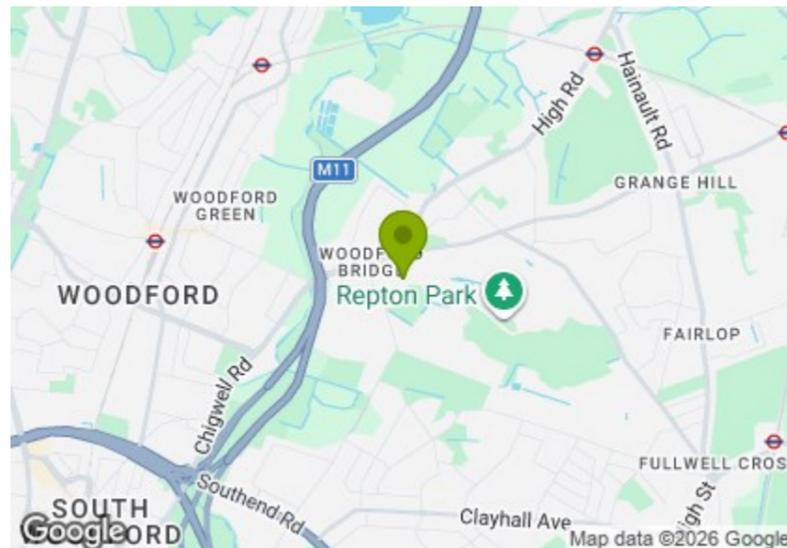


Total Area (Excluding Garden Room): 124.9 m² ... 1344 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	



CAIRNS AVENUE, WOODFORD GREEN

Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Extended Three/Four Bedroom End Terrace
- Driveway For Multiple Cars & Side Access
- Three Bedrooms & First Floor Bathroom
- Multiple Reception Rooms / Flexible Living
- Secluded South Facing Garden
- Quiet No Through Road Location
- Moments From Roding Valley Park
- Catchment For West Hatch High School

A bright and spacious extended three bedroom end terrace, peacefully set on a quiet no through road in Woodford Green. Beautifully arranged for flexible modern living, this welcoming home offers multiple reception rooms, a first floor bathroom, a secluded south facing garden, side access and a driveway with space for multiple cars, all just moments from Roding Valley Park.

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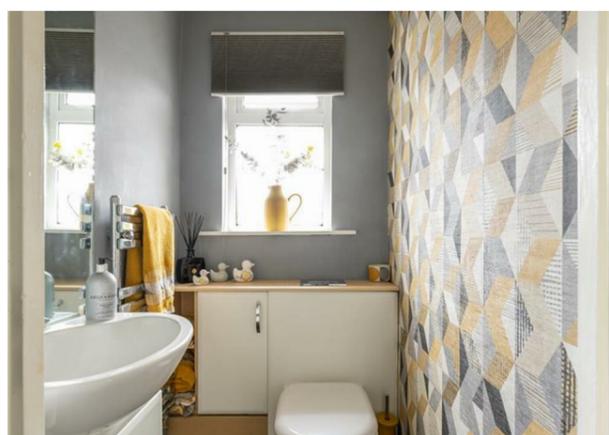
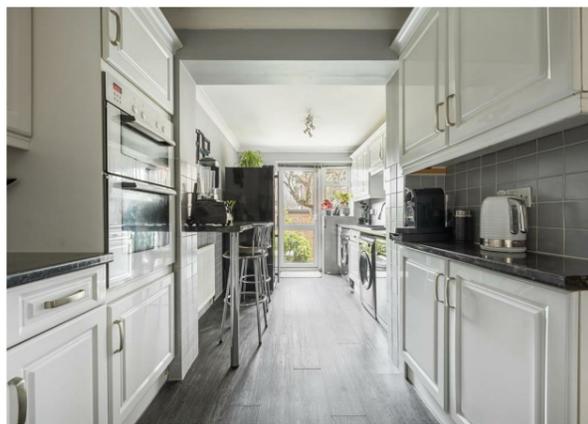
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IF YOU LIVED HERE...

You'd love the sense of space and flexibility this home offers from the moment you arrive. The generous frontage and private driveway make everyday life feel easy, while the end terrace position brings an extra feeling of light and openness. Inside, the layout has been thoughtfully extended, creating a home that can adapt beautifully around family life, entertaining, working from home or simply having room to spread out.

The ground floor has a lovely natural flow, with multiple reception rooms giving you distinct spaces while still feeling connected. At the front, there's a welcoming room that could work brilliantly as a sitting room, playroom or study, while the rear of the house opens into a larger living and dining space overlooking the garden. The kitchen is practical and well laid out, with plenty of storage and worktop space, and there's also the added convenience of a ground floor WC. Altogether, it's a home that feels easy to live in, with a layout that offers real day to day versatility.

Upstairs, all three bedrooms are well proportioned, with a particularly generous principal bedroom, while the family bathroom sits on the first floor in a smart contemporary finish. Outside, the south facing garden is a real highlight, secluded and peaceful with space for dining, playing and slow sunny

afternoons. Side access adds to the practicality, and with Roding Valley Park close by, a well connected setting and a quiet residential location, this is a home with a lovely balance of calm, convenience and character.

WHAT ELSE?

- Roding Valley Park is just moments away for morning walks, weekend strolls and open green space.
- Woodford and South Woodford stations are both within easy reach for Central line connections into the City and West End.
- George Lane offers plenty of useful amenities, along with independent cafes, restaurants and local shops.
- South Woodford and Woodford Green both have a great choice of places to eat and drink, from relaxed brunch spots to cosy evening favourites.
- There are several well regarded schools nearby, including West Hatch High School.
- Driveway parking for multiple cars is a real bonus here.
- Side access and the end terrace position add to the home's practicality and sense of privacy.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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Storage

WC

Reception/Bedroom

7'7" x 16'6"

Reception

10'5" x 23'7"

Study

3'10" x 10'11"

Storage

Kitchen

8'0" x 19'7"

Reception

8'10" x 13'6"

Bathroom

9'5" x 5'4"

Bedroom

13'7" x 8'8"

Bedroom

8'2" x 12'7"

Bedroom

10'2" x 9'7"

Garden

42'7" x 54'3"

Garden Room

7'9" x 7'9"



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