



**Cairns Avenue, Woodford Green, Essex, IG8 8DH**

**Guide Price £690,000 Freehold**

This exceptional four-bedroom semi-detached house is a rare find in Woodford Green, combining modern living with a family-friendly environment. It presents a wonderful opportunity for those seeking a spacious and well-appointed home in a sought-after cul-de-sac location.

The property boasts four well-proportioned bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining.

The house features a family bathroom, shower room and ground floor W.C. A delightful sun room with garden views adds a touch of brightness and warmth, additionally, the property includes a dedicated laundry room and an office, catering to the needs of modern living.

For those with vehicles, there is ample off-road parking with the additional benefit of an electric charging point at side of property. The location is particularly appealing, as it lies within the catchment area of excellent primary and secondary schools, making it a great choice for families. Furthermore, the residential setting is complemented by excellent transport links, providing easy access to nearby amenities and the wider area.

Telephone or email to arrange a viewing.

Reception Hallway

6'1" x 2'10" (1.87 x 0.87)

Living Room

15'7" x 14'11" (4.76 x 4.56)

Office

10'0" x 8'5" (3.06 x 2.59)

W.C.

6'9" x 2'6" (2.08 x 0.78)

Kitchen

12'1" x 7'3" (3.70 x 2.23)

Sun Room

22'8" x 8'5" (6.92 x 2.59)

Laundry Room

6'2" x 5'7" (1.90 x 1.72)

First Floor Landing Area

10'3" x 2'10" (3.13 x 0.88)

Bedroom

12'7" x 7'7" (3.85 x 2.33)

Bedroom

11'7" x 8'5" (3.54 x 2.58)

Bedroom

9'6" x 8'8" (2.90 x 2.66)

Bathroom

6'1" x 5'5" (1.87 x 1.67)

Bedroom

8'2" x 6'11" (2.49 x 2.11)

Shower Room

7'6" x 4'2" (2.30 x 1.29)

Garage

11'0" x 9'8" (3.37 x 2.95)

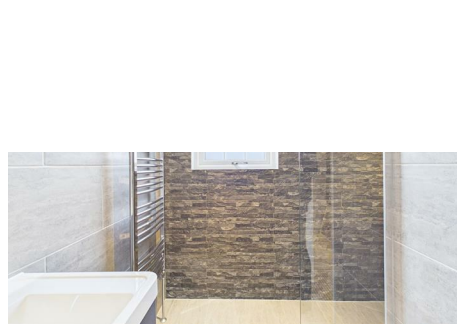
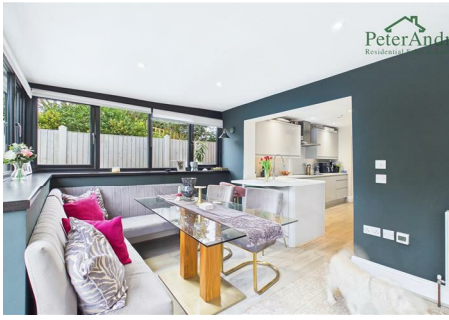
Disclaimer

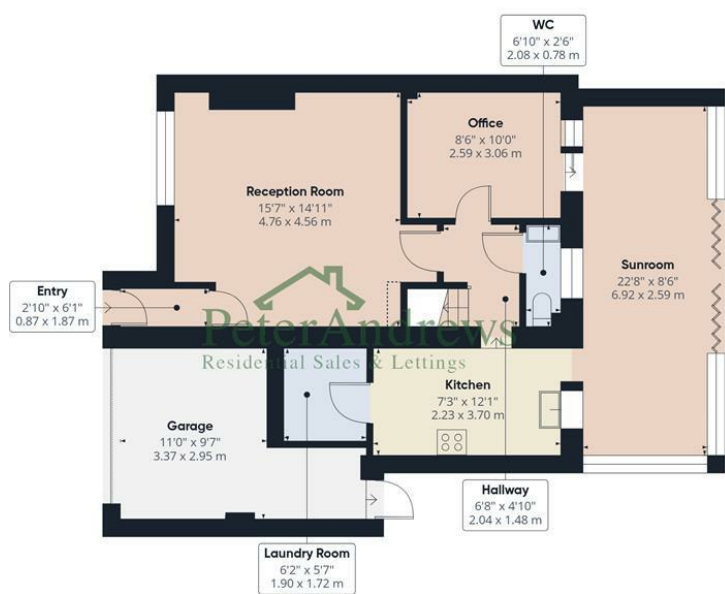
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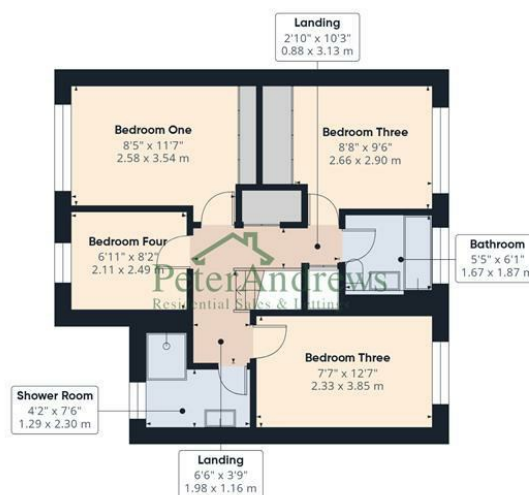
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 75      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |





Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**  
1347 ft<sup>2</sup>  
125.1 m<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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