



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.

Launch day Saturday 14th March. 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

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

