

Directions

Viewings

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

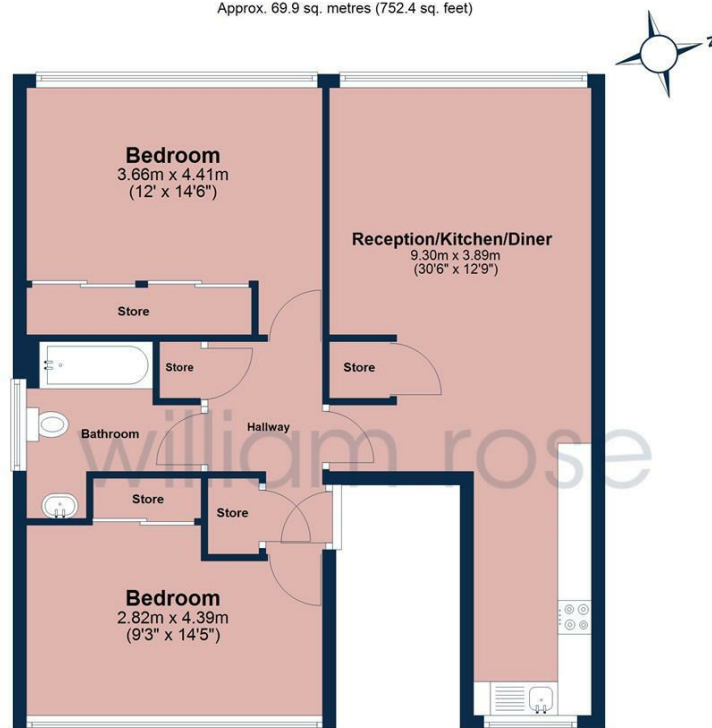
EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 69.9 sq. metres (752.4 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Valley Court



15 Valley Court 38 Cavendish Avenue, Woodford Green, IG8 9DB

Offers Over £365,000

- Two double bedrooms
- Fitted kitchen
- Chain free
- Residents' parking
- Quiet private block
- Second floor
- Family bathroom
- Garage en-bloc
- Communal gardens
- Convenient location

15 Valley Court 38 Cavendish Avenue, Woodford Green

100 000

Located within the sought-after Valley Court development on Cavendish Avenue, this well-presented two-bedroom apartment offers a perfect blend of comfort, practicality and convenience. Situated on the second floor, the property enjoys a peaceful position within a smaller section of the block that houses just two apartments—providing an added sense of privacy and exclusivity.



Council Tax Band: C



Stepping inside, the hallway leads to a spacious reception/kitchen/diner, providing an ideal open-plan living and entertaining space. The fitted kitchen is well-appointed with ample storage and work surfaces. The apartment features two generously sized double bedrooms, both offering excellent natural light and built-in storage. A family bathroom serves the home, complemented by additional storage cupboards in the hallway for everyday practicality. The apartment also benefits from a garage en-bloc, residents' parking and access to well-maintained communal gardens, creating an inviting and well-rounded living environment.

Valley Court enjoys a convenient location within easy reach of local shops, cafes and transport links. The area is well-connected, offering quick access to two nearby Central line stations and major road routes, including the M11, M25 and A406. With a welcoming community atmosphere, attractive surroundings and proximity to essential amenities, this location perfectly balances suburban peace with accessibility—making it ideal for professionals, downsizers or investors alike.

Offered chain-free, the property is also close to green spaces, including Epping Forest. Several highly-regarded schools are nearby.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 108 years remaining

Service charge: £750 per annum

Ground rent: £200 per annum

EPC: D

Council Tax Band: (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor may 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.