



56 Empress Avenue, Woodford Green, IG8 9EA

Price Guide £1,000,000

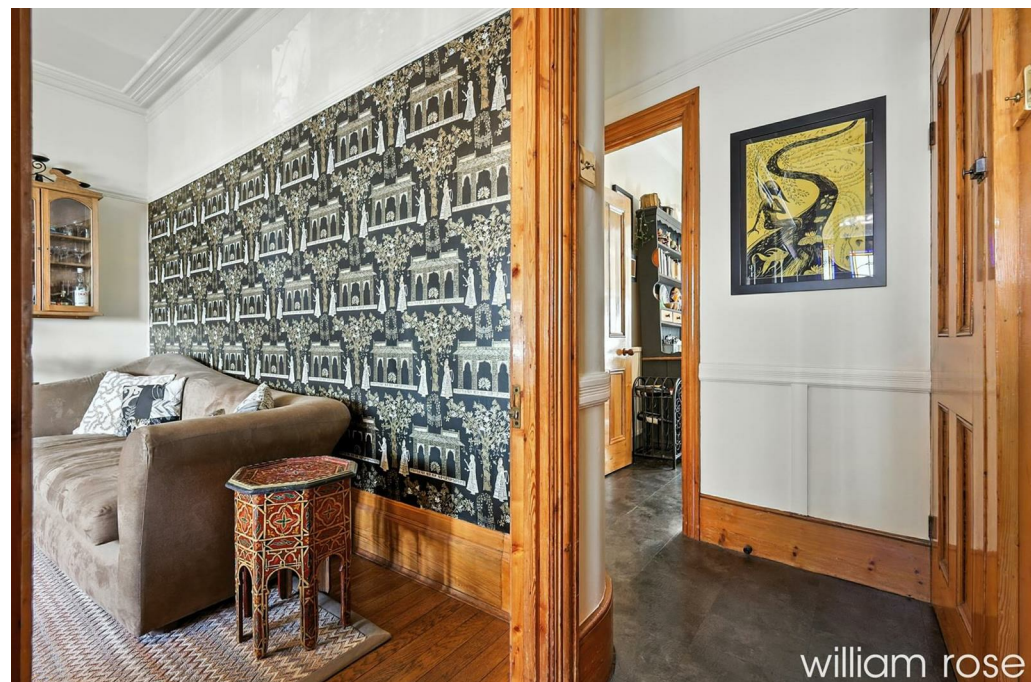
- *SOLD BY WILLIAM ROSE*
- Great Schooling Options
- Two/Three Reception Rooms
- Walking distance to stations & Epping Forest
- Four Bedroom Semi-detached
- Extended
- Master Bedroom with Bathroom & Juliet Balcony
- Edwardian
- Original period features
- Off-street Parking

56 Empress Avenue, Woodford Green IG8 9EA

Guide Price £1,000,000 - £1,100,000 Set on one of Woodford Green's most highly sought-after residential roads, this four-bedroom Edwardian semi-detached family home offers a beautiful blend of period character and modern convenience. The property has been thoughtfully extended to the rear and into the loft by the current owners, providing versatile living accommodation that makes it the ideal family home.



Council Tax Band: E



Stepping inside, you are welcomed by an inviting hallway leading to three generous reception rooms, each retaining original features such as covings, cornicing and working fireplaces. The home has high ceilings and its original front door, maintaining its Edwardian charm throughout. To the rear, the property has been extended to create a spacious kitchen/dining room opening out to a superb south-facing garden measuring approximately 85ft in length, offering excellent potential for a future garden room or office. Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom, while the impressive loft conversion houses a master suite with en-suite bathroom and a Juliet balcony overlooking the sunny garden. Externally, the property benefits from off-street parking to the front and convenient side access to the garden.

Empress Avenue is one of Woodford Green's premier addresses, popular with families for its close proximity to highly regarded schools including Churchfields Junior & Infants, St Aubyn's, Woodford Pre-Preparatory and Woodford County High. For commuters, both Woodford and South Woodford Central Line stations are within a mile, offering direct access into the City and West End. Nature lovers will appreciate being just moments from Epping Forest, with its miles of scenic

walking and cycling routes, while local shops, cafés, restaurants and leisure facilities are all close by, ensuring a perfect balance of convenience and lifestyle.

Property Information / Disclaimer

FREEHOLD

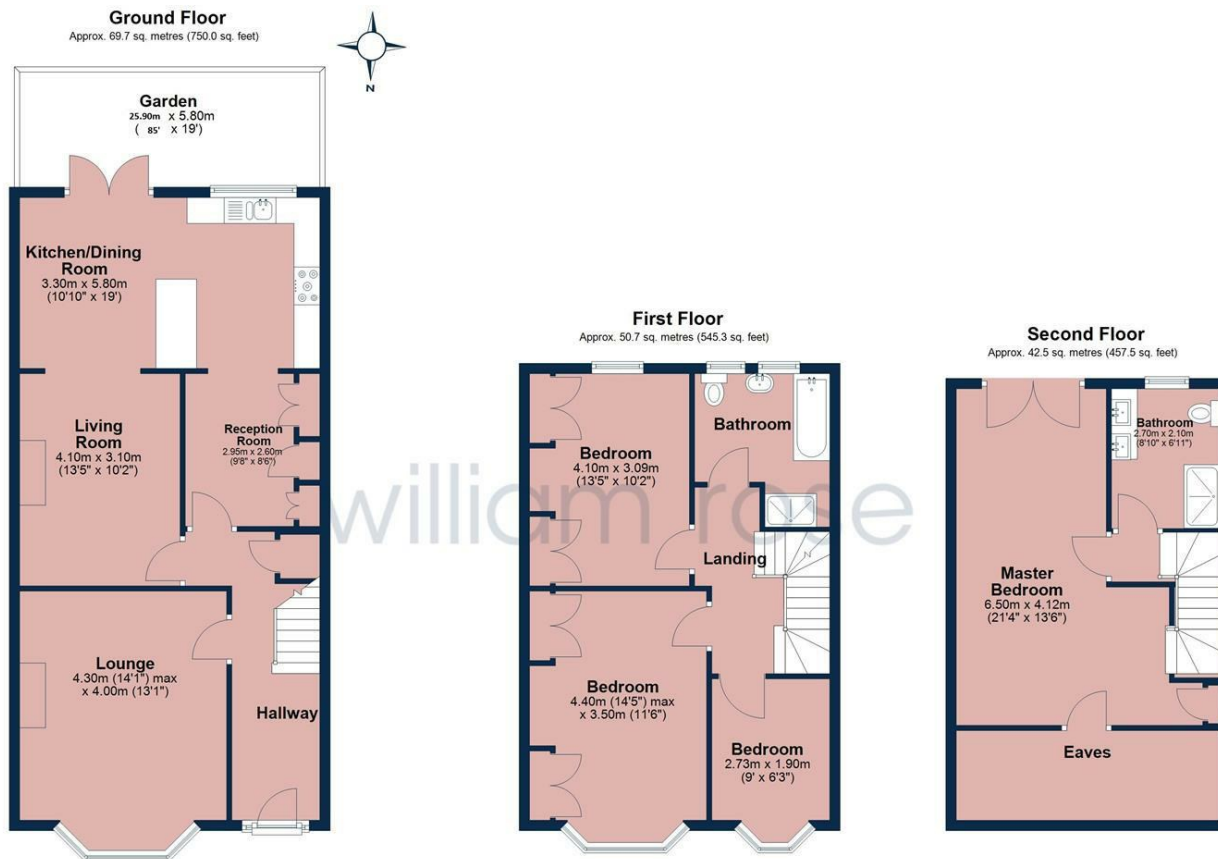
EPC Rating: D

Council Tax Band: E (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.



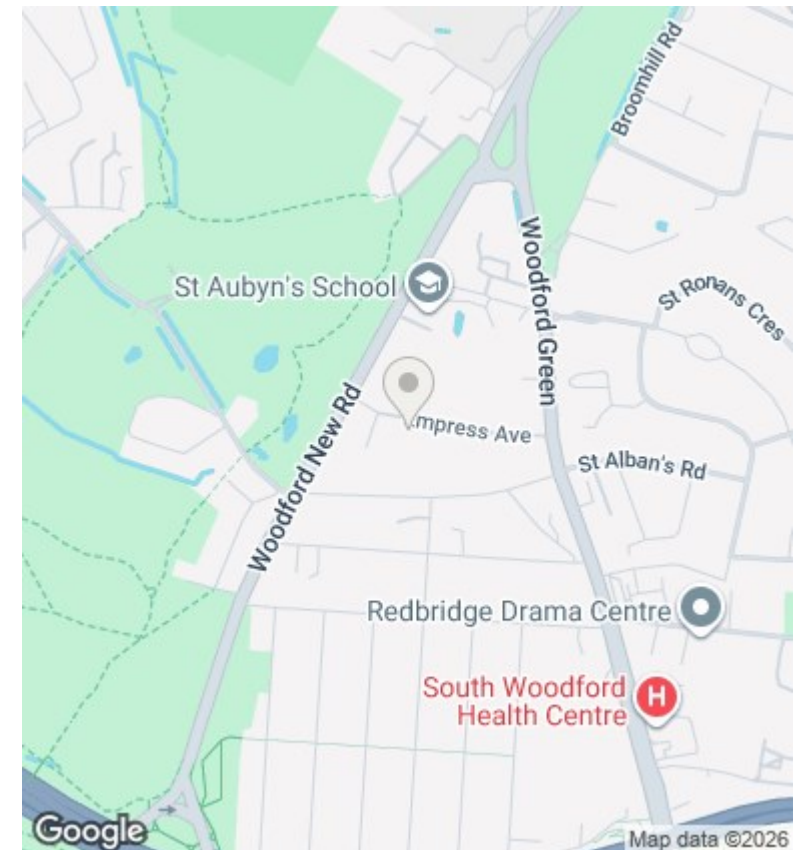


Total area: approx. 162.8 sq. metres (1752.8 sq. feet)

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 operation 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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Empress Ave



Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC