



**Gwynne Park Avenue, Woodford Green**

**Price Range £750,000 - £775,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £750,000 - £775,000 \* MODERN DETACHED HOME \* MASTER BEDROOM WITH EN-SUITE \* GARAGE & DRIVEWAY \* CLOSE TO CLAYBURY PARK & OPEN COUNTRYSIDE \*

Nestled in the desirable Gwynne Park Estate, this attractive detached family home on Gwynne Park Avenue offers a perfect blend of comfort and convenience. Spanning 1,379 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. The superb lounge seamlessly connects to the dining room, which boasts delightful views of the rear garden through its double patio doors.

The modern fitted kitchen/breakfast room is a highlight, equipped with ample natural light from its side and rear windows, as well as a door leading to the garden. An integral garage, complete with power and light, provides additional convenience and storage options.

On the first floor, the master bedroom is a true retreat, featuring fitted wardrobes and an ensuite shower room for added privacy. Three additional bedrooms offer flexibility for family living or guest accommodation, with one room also benefiting from built-in wardrobes. A well-appointed family bathroom completes this level.

The exterior of the property is equally appealing, with a front garden that showcases a lush grass area complemented by shrubs and flowers. The driveway accommodates parking for up several vehicles, leading directly to the garage. The rear garden is a delightful space for outdoor enjoyment, featuring an extensive raised patio perfect for al fresco dining, a lawned area, a large storage room and a timber garden shed for storage. Side access enhances the practicality of this lovely home.

With local shops and the picturesque Claybury Park just a short walk away, this property is ideally situated for those seeking a family-friendly environment with beautiful countryside views. There are several well regarded schools nearby, including West Hatch High School and Roding School.





## GROUND FLOOR

### Cloakroom WC

### Lounge

15'9 x 10'6 (4.80m x 3.20m )

### Dining Room

10'6 x 4'3 (3.20m x 1.30m)

### Kitchen Breakfast Room

11'10 x 11'6 (3.61m x 3.51m)

### Integral Garage

18'8 x 8'2 (5.69m x 2.49m)

## FIRST FLOOR

### Master Bedroom

14'1 x 8'10 (4.29m x 2.69m)

### Ensuite Shower Room

5'7 x 5'3 (1.70m x 1.60m)

### Bedroom Two

13'5 x 8'2 (4.09m x 2.49m)

### Bedroom Three

11'2 x 7'10 (3.40m x 2.39m )

### Bedroom Four

7'10 x 7'7 (2.39m x 2.31m)

### Family Bathroom

7'10 x 6'7 (2.39m x 2.01m)

## EXTERNAL AREA

### Driveway for Off Street Parking

### Rear Garden

34'5 x 32'10 (10.49m x 10.01m)

### Timber Shed

7'10 x 7'10 (2.39m x 2.39m )

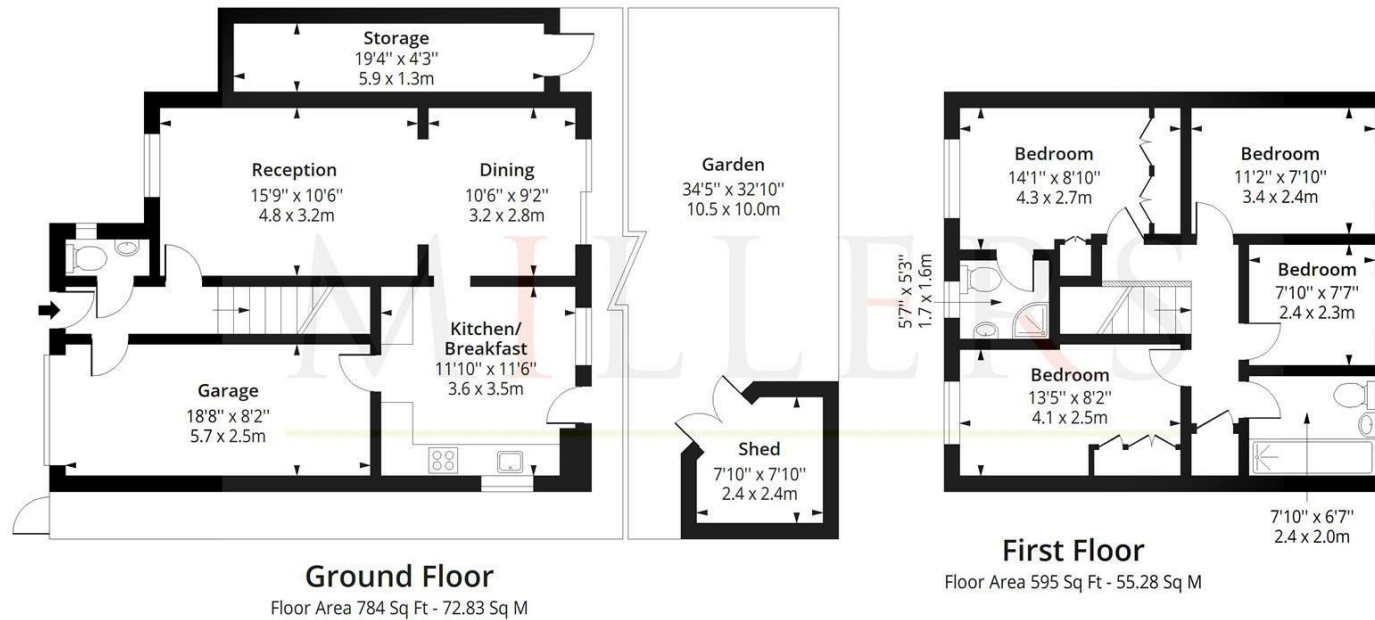
### Storage

19'4 x 4'3 (5.89m x 1.30m)



# Gwynn Park Avenue IG8

Approx. Gross Internal Area 1379 Sq Ft - 128.11 Sq M (Including Garage/ Storage)  
 Approx. Gross Shed Area 54 Sq Ft - 5.02 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 9/6/2026

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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