





9 Boulton Avenue, Woodford

Offers Over £650,000 Freehold

BUILT IN 2022 WITH NHBC CERTIFICATE UNTIL 2032 • A MULTITUDE OF REDROW 'ADDITIONAL EXTRAS' TOTALING OVER £40,000 • HIGH-END FINISHES • FOUR WELL-PROPORTIONED BEDROOMS, TWO BATHROOMS • 'CAMBRIDGE' STYLE HOME • POPULAR WOODFORD GARDEN VILLAGE CLOSE TO PARKS, SCHOOLS AND SHOPS • NO ONWARD CHAIN • DETACHED GARAGE

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

A beautifully presented ‘Cambridge’ style home on the popular Woodford Garden Village. Located alongside a wealth of children’s parks and open green spaces as well as a short 0.2miles from the sought-after Woodford Primary School. Built in 2022 the home benefits 6 years remaining of the NHBC certificate (as of 2026) as well as a plethora of Redrow ‘additional extras’ all included.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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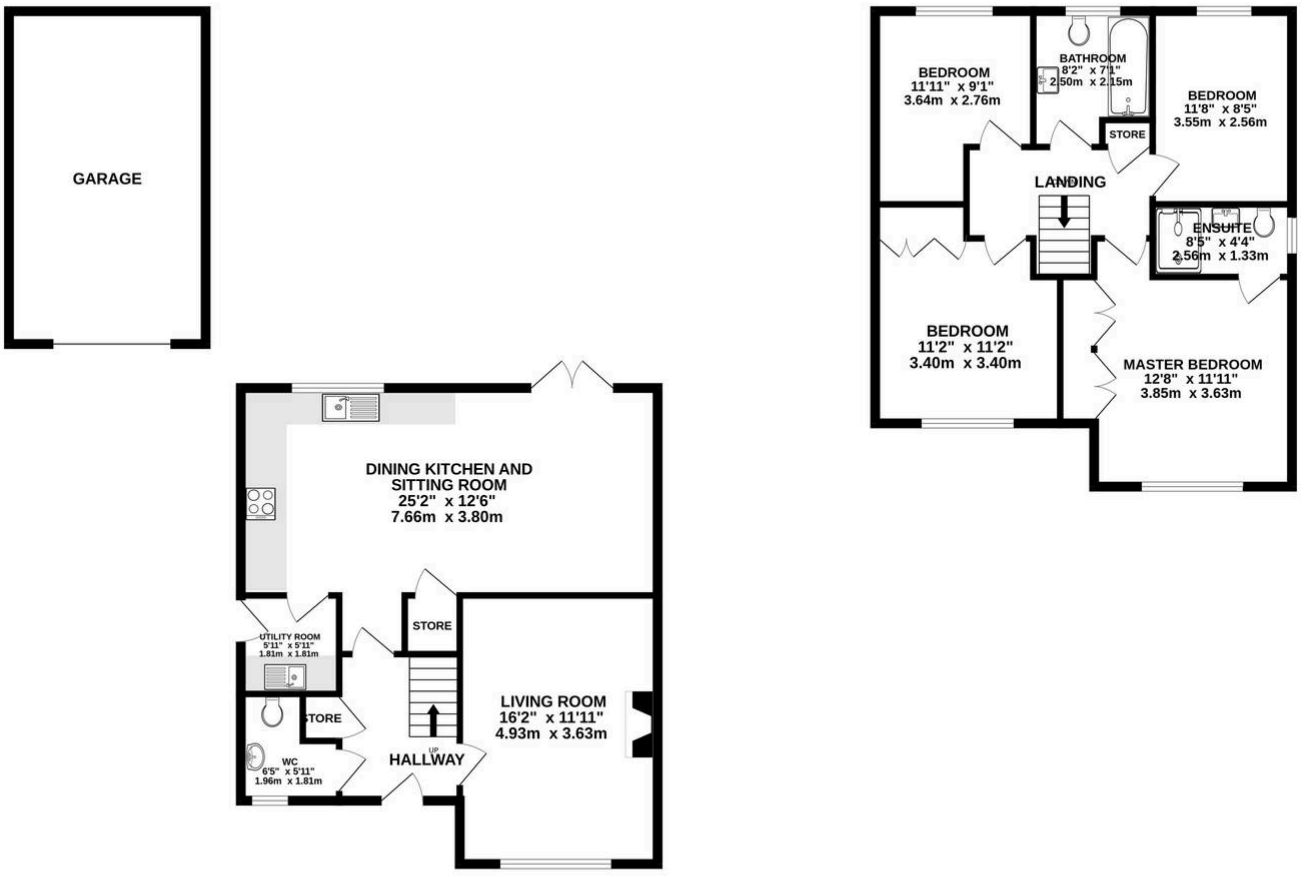






GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Classic on the outside and spacious on the inside is how Redrow's Cambridge home is sold: all the heritage charm externally, with open-plan and modern family living a priority internally. A large open-plan dining kitchen and sitting room spans the width of the property and sits at the foot of the hallway, offering access out to the garden via double doors. The shaker-style kitchen sits under granite worktops and boasts integrated appliances including double oven, fridge/freezer, dishwasher and InSinkErator. Amtico flooring and wooden shutters add to the high-end fixtures and provide a durable and stylish finish. A utility room and large storage cupboard both sit off the kitchen area. At the front of the property is a light and spacious living room with living-flame electric fireplace set under a grand mantelpiece providing a warm focal point to the room. The ground floor is completed by a large tiled WC and a storage cupboard off the hallway.

To the first floor sit the four bedrooms and two bathrooms. The bedrooms are well proportioned and can all accommodate double beds. Two of the bedrooms boast fitted wardrobes with the master also offering an en-suite shower room. Both the en-suite and the bathroom are tiled, forming part of Redrows 'additional extras'. They also both benefit from underfloor heating.

Externally the property sits behind a charming front lawn with a driveway that runs down the side of the house. At the foot of the driveway is a detached garage with lighting and power laid on, there is also an outside tap. The rear garden can be accessed via a wooden gate at the bottom of the driveway and is fully enclosed by wooden fencing and primarily laid to lawn. There is a spacious patio area that sits off the double doors from the sitting area, providing the perfect spot for al-fresco dining.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.













