

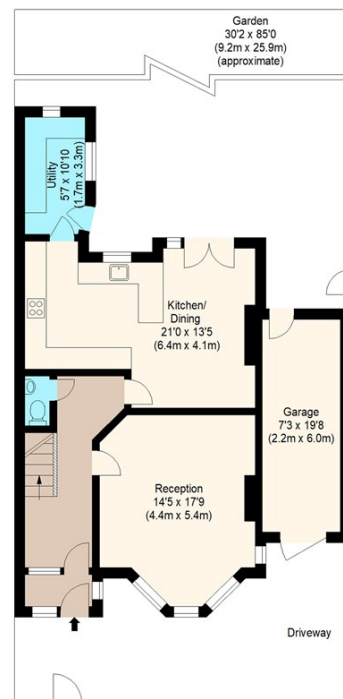
## Directions

## Viewings

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

## EPC Rating

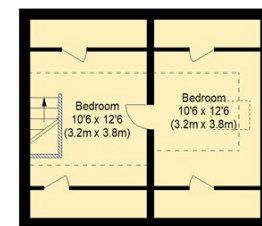
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

**william rose**  
**Empress Avenue, IG8**  
 Approximate Gross Internal Floor Area : 144.51 sq m / 1556 sq ft  
 Garage Area : 13.19 sq m / 142 sq ft  
 Reduced Height Under 1.5m Area : 22.02 sq m / 237 sq ft



80 Empress Avenue, Woodford Green, IG8 9EA

£3,250 PCM

- Four bedroom house
- Large attractive rear garden
- Luxury kitchen diner
- Short walk to shops
- Sorry no sharers
- Garage and off street parking
- Recently refurbished
- Utility room
- Close to good schooling
- Luxury bathroom and En suite



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.

lpaplus.com

Date: 5/12/2023

## 80 Empress Avenue, Woodford Green IG8 9EA

Located in this sought after residential road is this large Edwardian four bedroom house. This attractive family home is located close to many popular local schools and transport links. The property offers excellent size accommodation and has been fully refurbished.

Situated on the edge of Epping Forest and set along the ever-popular Empress Avenue, this beautifully refurbished four bedroom end-of-terrace home offers the perfect blend of period charm and modern family living.

From the moment you step inside, the house exudes warmth and character, with many original features retained throughout. The property has been thoughtfully renovated, creating bright and spacious accommodation ideal for contemporary family life.

The ground floor features a welcoming reception hall, two generous reception rooms perfect for entertaining or relaxing, a modern fitted kitchen leading to a practical utility room, and ample storage. Upstairs, the home offers four well-proportioned bedrooms (with the flexibility of a fifth), a stylish family bathroom, and a private en suite.

Outside, there is off-street parking, a garage, and a well-maintained rear garden — ideal for both children and entertaining.

Empress Avenue is a sought-after residential street known for its close proximity to a range of excellent state and independent schools, making it an ideal setting for families. The location also benefits from excellent transport links, with Woodford and South Woodford (Central Line) stations and Highams Park (Overground) all nearby, offering direct access to Liverpool Street.

You're also just a short walk from the amenities of George Lane and Highams Park, while the open spaces of Epping Forest lie just opposite — perfect for walks, cycling, and outdoor adventures.

EPC Rating: D

Council Tax: London Borough of Redbridge – Band E



Council Tax Band: E

