

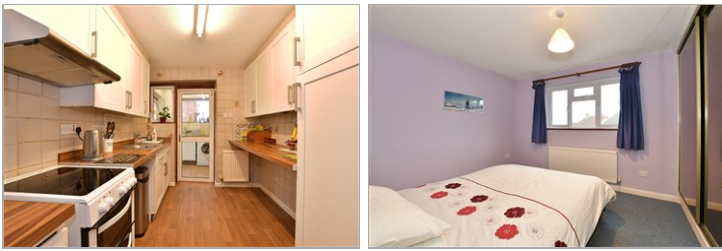


**Guide Price**  
**£525,000**

**Freehold**

4x  2x  2x 

**Cairns Avenue,  
Woodford Green, Essex,  
IG8**



## Main features

- Within the catchment area of excellent primary and secondary schools
- Utility room and large garage
- Extended to provide spacious bedrooms
- Good selection of schools within walking distance
- Being sold chain free

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 17'7 x 11'8 (5.36m x 3.56m)  
 Dining Room : 11'3 x 9'1 (3.43m x 2.77m)  
 Kitchen : 11'3 x 7'9 (3.43m x 2.36m)  
 Utility Room : 8'7 x 6'2 (2.62m x 1.88m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 1: (L-shaped) 10'10 x 9'9 (3.30m x 2.97m) plus 8'2 x 6'11 (2.49m x 2.11m)  
 Bedroom 2: 11'1 up to fitted wardrobes x 10'7 (3.38m x 3.23m)  
 Bedroom 3 : 11'5 x 6'1 (3.48m x 1.86m)  
 Bedroom 4 : 8'6 x 6'9 (2.59m x 2.06m)  
 Bathroom

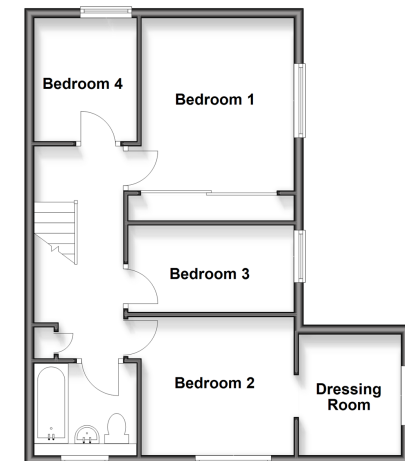
### OUTSIDE

Garage  
 Off Street Parking  
 Rear Garden

**Ground Floor**  
 Approx. 78.3 sq. metres (842.7 sq. feet)



**First Floor**  
 Approx. 53.9 sq. metres (580.0 sq. feet)



53619275/20260402/CP1/SP