

Directions

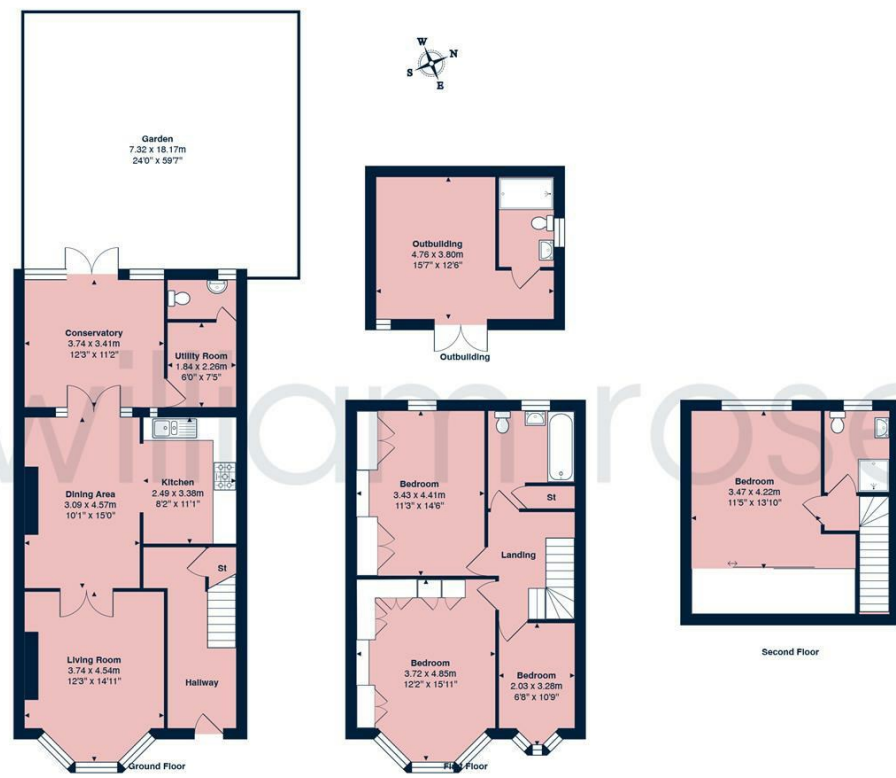
Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



41 Empress Avenue, Woodford Green, IG8 9DZ

Guide Price £900,000

- *Guide Price £900,000 - £950,000*
- Semi-detached
- Three receptions
- Family bathroom
- Chain FREE
- Four Bedrooms
- Driveway
- Outbuilding with shower room
- En-suite to master
- Catchment to great schools

41 Empress Avenue, Woodford Green IG8 9DZ

Guide Price £900,000 - £950,000 Offered to the market chain free, this beautifully presented four-bedroom Edwardian semi-detached family home occupies a sought-after position on Empress Avenue, Woodford Green. Extended to both the ground floor and loft, the property combines generous living accommodation with an abundance of period charm, whilst further benefitting from a substantial detached outbuilding complete with its own bathroom, creating the ideal home office, studio or gym.



Council Tax Band: E



Upon entering the property, a welcoming entrance hall immediately sets the tone, showcasing the character synonymous with Edwardian homes, including impressive high ceilings and attractive proportions throughout. To the front, the elegant living room enjoys a large bay window which floods the room with natural light, creating a warm and inviting reception space. Moving through the home, double doors open into a spacious dining room, providing an excellent setting for both family living and entertaining. Beyond, the kitchen is thoughtfully arranged with a range of fitted units and work surfaces, whilst the ground floor extension provides additional versatile living space. Adjoining the kitchen is a practical utility room with guest cloakroom facilities, whilst a charming conservatory provides an additional reception area overlooking the garden and creating a seamless connection between the indoor and outdoor spaces. The first floor comprises three well-proportioned bedrooms, including two generous doubles and a further bedroom, all served by a family bathroom accessed from the landing. The loft has been expertly converted to create a superb principal bedroom suite occupying the entire second floor, complete with its own en-suite shower room and useful eaves storage.

Externally, the property continues to impress. The well-maintained westerly aspect rear garden extends to approximately 60ft and provides a wonderful outdoor space for families and entertaining alike. To the rear of the garden sits a substantial detached outbuilding, featuring its own bathroom and offering exceptional versatility as a home office, consulting room, studio or leisure space. To the front, the property benefits from off-street parking via a private driveway, whilst side access provides convenient access to the rear 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.