

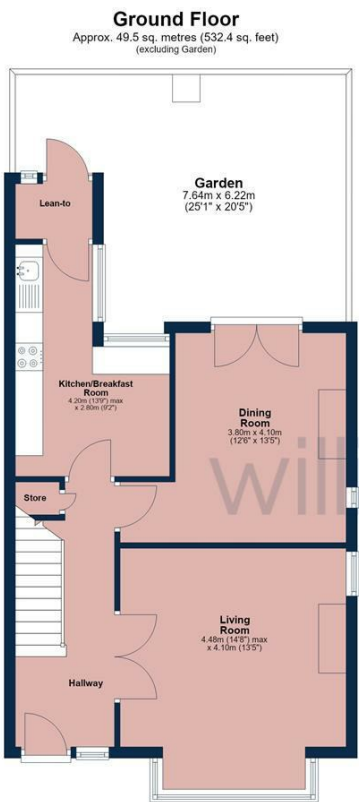
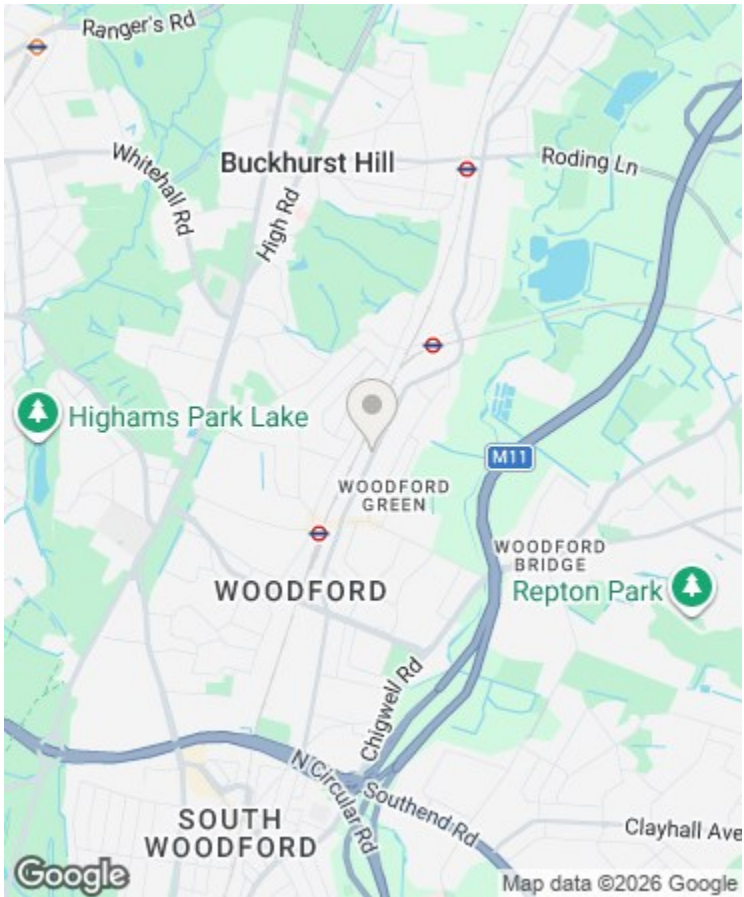
Directions

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	



Total area: approx. 91.9 sq. metres (989.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Hillside Ave



43 Hillside Avenue, Woodford Green, IG8 7QU

Guide Price £650,000

- Guide price £650,000 - £700,000
- Two Spacious Reception Rooms
- Well-Proportioned Accommodation Throughout
- First Floor Family Bathroom
- Excellent Potential to Modernise
- Three Bedroom Family Home
- Generous Rear Garden
- Separate Dining Room with Garden Access
- Bay Windows
- Popular Residential Location

43 Hillside Avenue, Woodford Green IG8 7QU

****Guide Price £650,000 - £700,000**** Situated on the sought-after Hillside Avenue in the heart of Woodford Green, is this attractive and spacious three-bedroom semi-detached family home, offering well-proportioned accommodation and excellent potential for a growing family.

 3

 1

 2



Council Tax Band: D



This property has been well maintained by the current owners and provides a versatile layout across two floors. The ground floor opens into a welcoming entrance hallway, leading through to a generous living room with feature bay window. To the rear is a separate dining room with double doors opening directly onto the garden, alongside a fitted kitchen/breakfast room with access to a useful lean-to. Upstairs are three bedrooms, including two particularly generous doubles, together with the family bathroom. The layout offers excellent scope for a new owner to modernise and personalise the property over time. Outside, the property benefits from off-street parking to the front and shared drive to garage, the rear offers a private garden, with established planting and a useful garden shed. Side access provides additional convenience. There are many features added to the property including solar panels and Ev car charger. This chain free property is full of potential to extend subject to the correct planning permission.

One of the property's biggest attractions is its location. Woodford Central Line Station is within easy walking distance, providing straightforward access into the City and West End, while the shops, cafés and restaurants around The Broadway and Snakes Lane are also close at hand. Families are well catered for with a selection of highly regarded local schools and nearby green spaces, including Ray Lodge Park. Hillside Avenue remains a popular residential road for buyers wanting to combine excellent transport links with the green spaces and community feel that make Woodford Green such a desirable place to live.

Property Information / Disclaimer
FREEHOLD

EPC Rating: TBC
Council Tax Band: D

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.