



Kinnaird Way, Woodford Green
Offers Over £695,000



MILLERS
ESTATE AGENTS

Nestled in the charming cul-de-sac of Kinnaird Way, Woodford Green, this attractive semi-detached home offers a delightful blend of comfort and modern living. Spanning an impressive 1,461 square feet, the property boasts two spacious reception rooms, four well-appointed bedrooms, and two contemporary bathrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance porch that leads into a bright hallway. The ground floor features a convenient cloakroom and a stunning white high gloss fitted kitchen, complete with a breakfast bar. This kitchen seamlessly flows into a dining area, enhanced by double doors that open onto a charming courtyard patio—perfect for enjoying morning coffee or evening drinks. The superb lounge, adorned with a feature fireplace, also provides access to the rear garden, creating an inviting atmosphere for relaxation and entertaining.

The first floor is home to a generous master bedroom, which benefits from fitted wardrobes and dual aspects that fill the room with natural light. This bedroom leads to a modern ensuite shower room, ensuring privacy and convenience. Three additional double bedrooms, one with fitted wardrobes, are complemented by a contemporary family bathroom.

Outside, the property features a block-paved driveway that accommodates parking for two vehicles, along with a side gate leading to a private courtyard area. The rear garden is a true highlight, offering a patio area ideal for al fresco dining, a small lawn, and an extensive patio space perfect for soaking up the sun and hosting gatherings.

Situated within walking distance to local shops and the picturesque Claybury Park, this home provides easy access to Woodford Central Line station, making commutes to the city and West End a breeze. This property is a rare find in a highly desirable location, combining modern amenities with the charm of suburban living.





Entrance Hallway

Ground Floor Cloakroom

5'7 x 3'3 (1.70m x 0.99m)

Kitchen/Diner

28'3 x 10'10 (8.61m x 3.30m)

Lounge

15'9 x 15'1 (4.80m x 4.60m)

Study

10'2 x 8'6 (3.10m x 2.59m)

First Floor Landing

Bedroom One

17'1 x 10'10 (5.21m x 3.30m)

En-Suite Shower Room

8'2 x 4'11 (2.49m x 1.50m)

Bedroom Two

13'9 x 9'6 (4.19m x 2.90m)

Bedroom Three

13'9 x 8'2 (4.19m x 2.49m)

Bedroom Four

11'6 x 9'2 (3.51m x 2.79m)

Bathroom

6'7 x 6'3 (2.01m x 1.91m)

EXTERIOR

Block Paved Driveway

Side Courtyard Patio

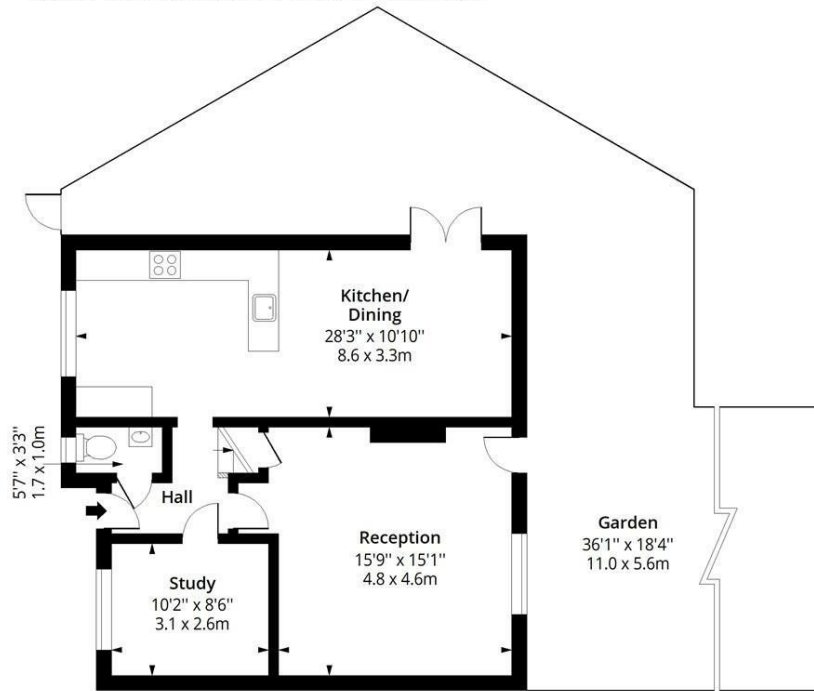
Rear Garden

36'1 x 18'4 (11.00m x 5.59m)



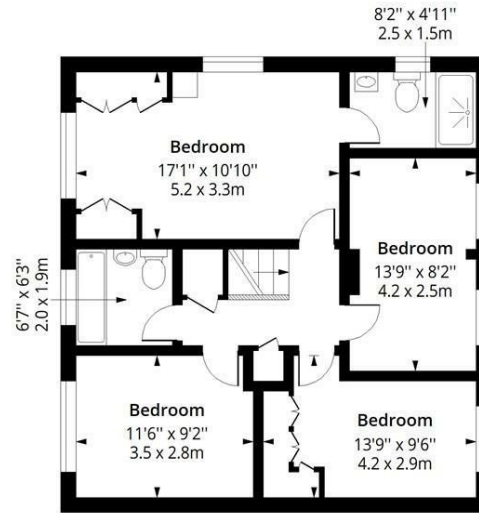
Kinnaird Way IG8

Approx. Gross Internal Area 1461 Sq Ft - 135.73 Sq M



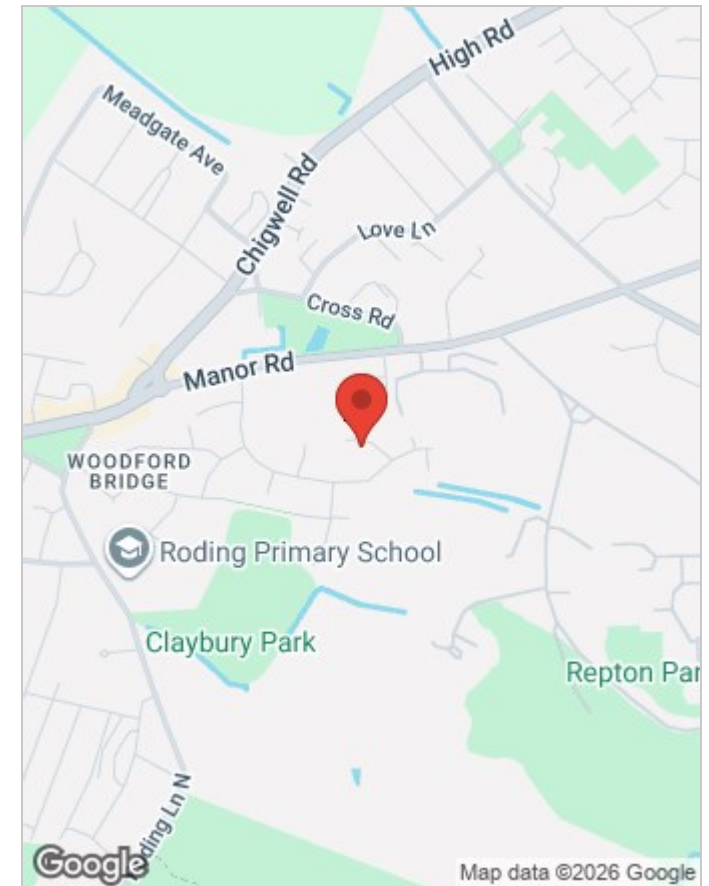
Ground Floor

Floor Area 747 Sq Ft - 69.40 Sq M



First Floor

Floor Area 714 Sq Ft - 66.33 Sq M



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.

Date: 30/10/2026

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. "AI" may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk