



3 Avenue Road, Woodford Green, Essex, IG8 7NU

£675,000

Nestled in the desirable area of Avenue Road, Woodford Green, this semi-detached house offers four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features a first floor bathroom. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout, there is also plenty of potential to develop the property subject to planning.

Outside, the property boasts parking for two vehicles, a valuable asset in this sought-after location. Woodford Green is known for its excellent local amenities, including shops, schools, and parks, making it a fantastic place to live.

This semi-detached house on Avenue Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents a wonderful opportunity in a vibrant community. Do not miss the chance to make this delightful house your new home.

Buckhurst Hill Office
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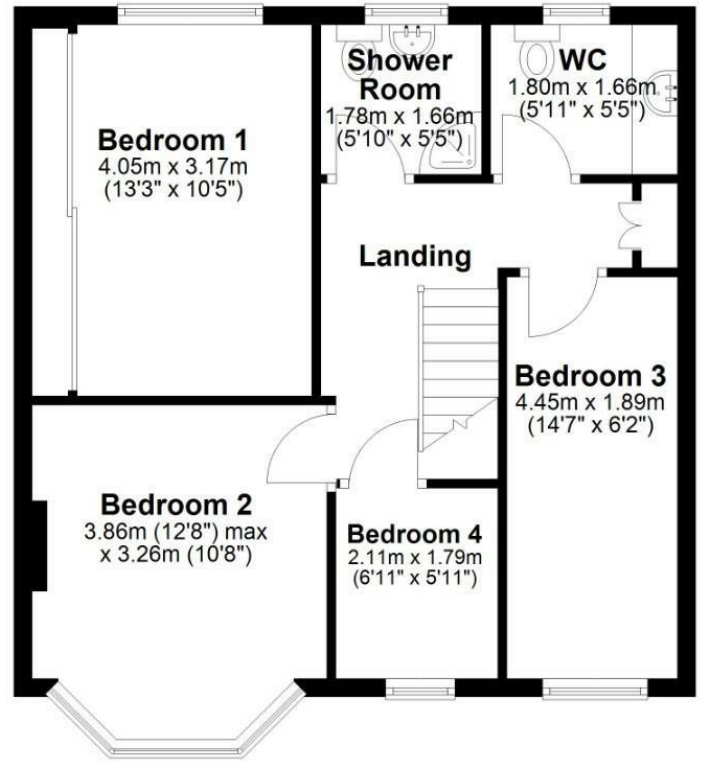
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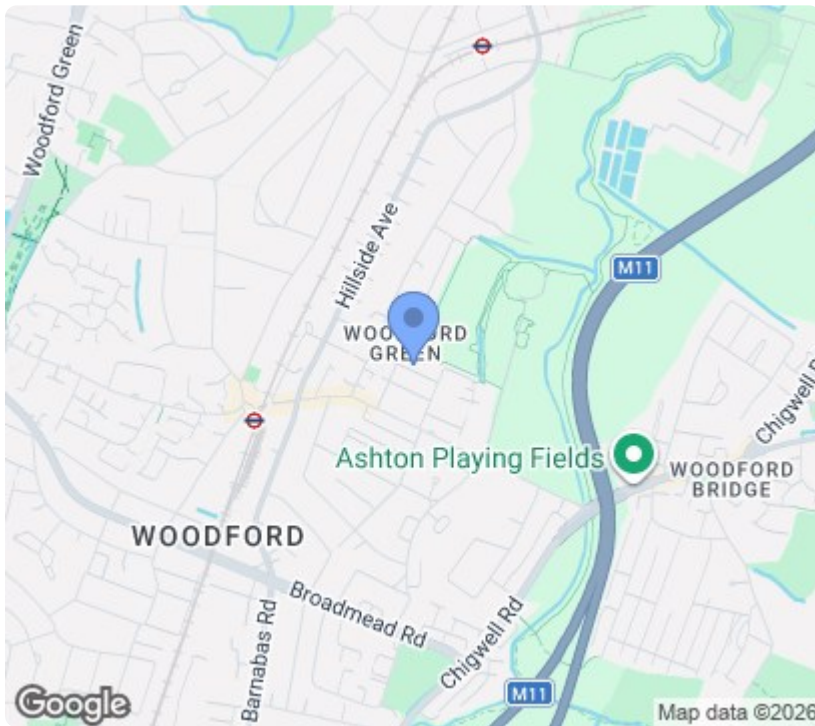
Ground Floor
Approx. 52.2 sq. metres (561.9 sq. feet)



First Floor
Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 104.0 sq. metres (1119.4 sq. feet)



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			
		57	77

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		40	71

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