



## 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**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)



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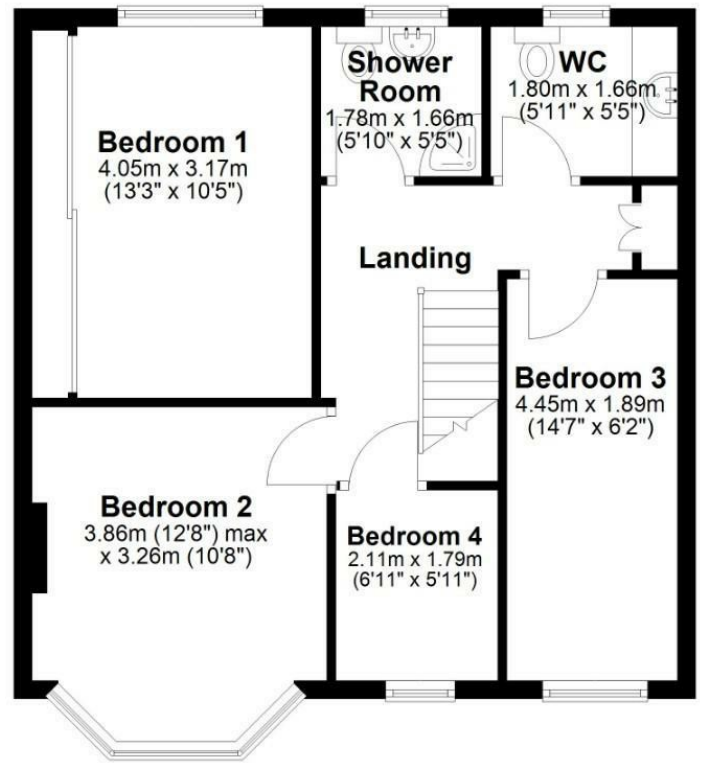
## Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)

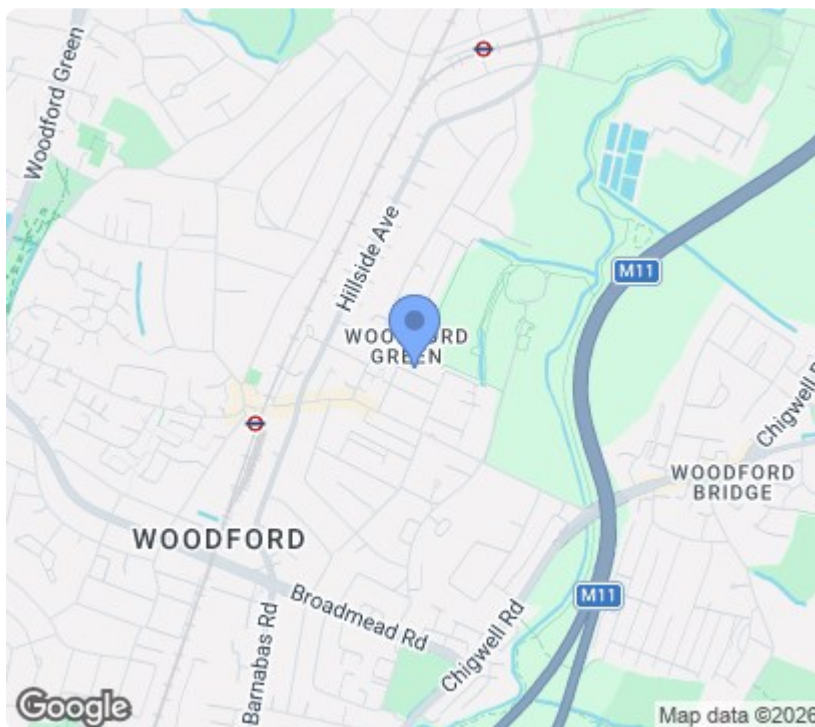


## First Floor

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) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 57                                          | 77        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 40                                                              | 71        |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

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