





Avon Way,
London

Guide Price £825,000

Tenure : Freehold

Floor Area : 1527.00 sq ft

Local Authority : Redbridge

Council Tax Band : F

Bedrooms : 4

Receptions : 1

Bathrooms : 2



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 



Guide Price £825,000-£850,000

Occupying a peaceful position within one of South Woodford's most desirable residential roads, this impressive four-bedroom detached family home is offered with no onward chain and presents an outstanding opportunity to acquire a spacious home.

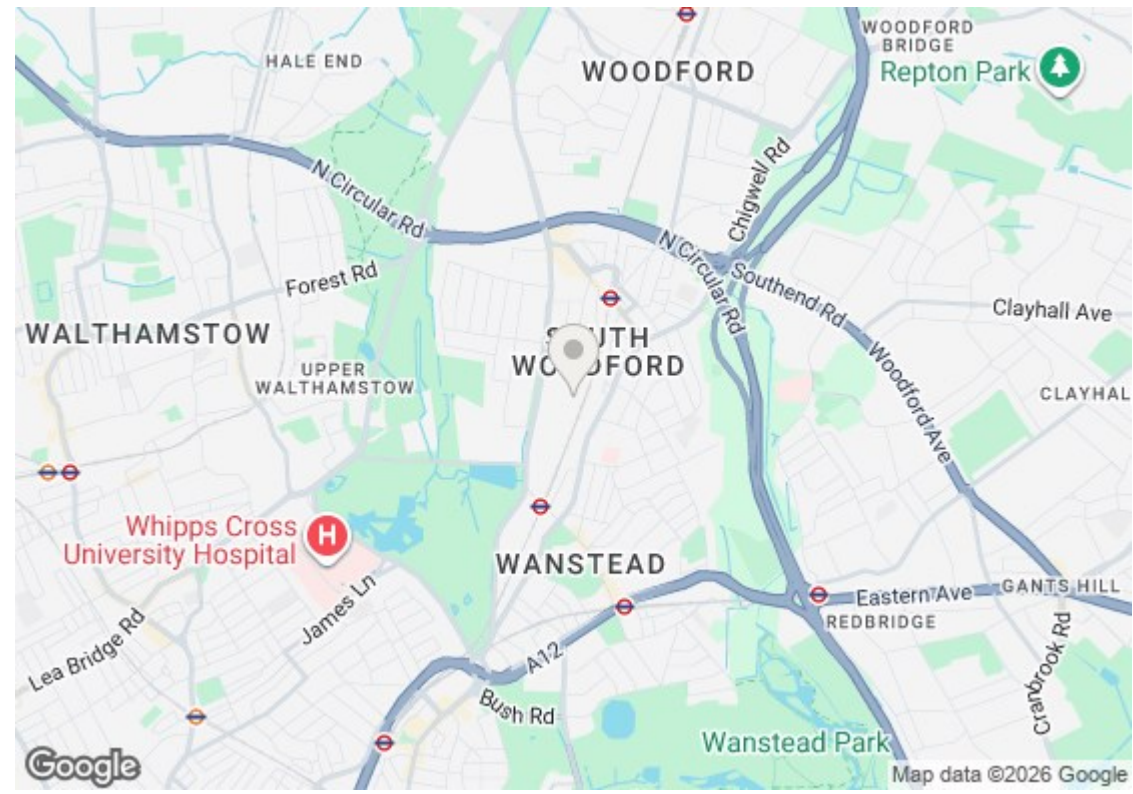
The property's enviable corner position has no through traffic which creates a quiet, family-friendly setting, while remaining within easy walking distance of South Woodford's excellent amenities.

The accommodation is both generous and versatile. A welcoming entrance hall leads to a bright and spacious L-shaped living and dining room, where dual-aspect windows and French doors flood the space with natural light and provide seamless access to the private rear garden. The fitted kitchen offers an excellent range of storage units and access to the rear garden. A convenient ground floor cloakroom completes the downstairs accommodation. Upstairs are four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys dual-aspect windows and benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The property also offers a well proportioned loft which could be converted into a further bedroom (Subject To Local Planning Permissions).

Outside, the property truly excels. The generous wraparound rear garden is considerably larger than many neighbouring homes, offering excellent space for families, entertaining or future landscaping. An oversized tandem garage and covered carport provide ample off-street parking and exceptional storage, with additional unrestricted parking available nearby. The size and position of the garage also lend themselves perfectly to conversion into a home office, gym, studio or garden room (subject to any required consents). Perfectly positioned for families, the property is within easy reach of a number of highly regarded state and independent schools, including Forest School, Bancroft's School, Chigwell School, Nightingale Primary School, Snaresbrook Preparatory School and Woodford County High.

George Lane is just a short walk away, offering an excellent selection of cafés, restaurants, independent boutiques and everyday shopping. South Woodford Underground Station (Central Line) provides direct services to Liverpool Street in around 20 minutes, with convenient access onwards to the City and West End. The A406, M11 and M25 are also easily accessible, while both London City and Stansted Airports are within convenient travelling distance. A substantial detached family home in an exceptional location, offering immediate comfort, outstanding future potential and the rare advantage of no onward chain.







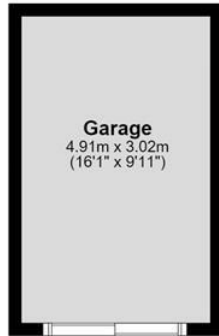
- Guide Price £825,000- £850,000
- Fully Detached
- Quiet Position on No-Through Roads
- Walking Distance to George Lane & Central Line Station
- Spacious L-Shaped Living/Dining Room
- 4 Bedrooms
- No Onward Chain
- Oversized Tandem Garage & Carport
- Principal Bedroom with En-Suite
- Excellent Road Links to A406, M11 & M25

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Basement

Approx. 14.8 sq. metres (159.8 sq. feet)



Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)
(excluding Garden)



First Floor

Approx. 74.2 sq. metres (798.9 sq. feet)



Total area: approx. 141.9 sq. metres (1527.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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