

**Kinnaird Way, Woodford Green**

**Offers Over £695,000**

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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.

























## GROUND FLOOR

**Cloakroom WC**
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 Room**
10'2 x 8'6 (3.10m x 2.59m)

## FIRST FLOOR

**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)

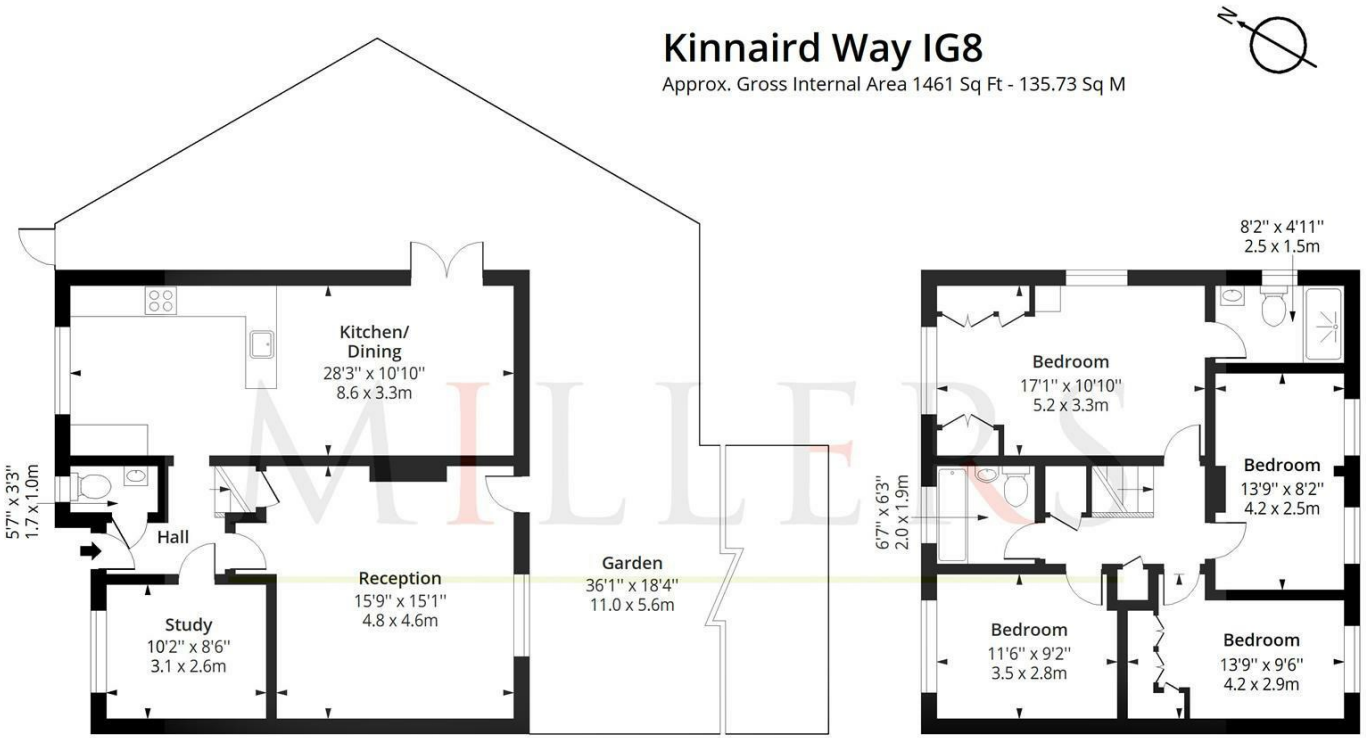
## EXTERIOR

**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

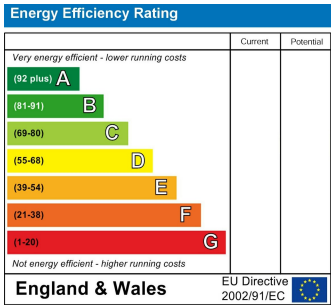
Floor Area 714 Sq Ft - 66.33 Sq M

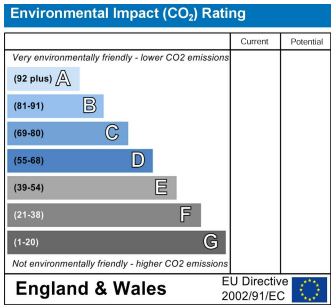



Certified Property Measurer

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.

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**229 High Street, Epping, Essex, CM16 4BP**
**Tel: 01992 560555 | Email: sales@millersepping.co.uk**
**www.millersepping.co.uk**