



**FORTUNE & COATES**

The People's Estate Agent

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**118 Finchingfield Avenue, Woodford Green, IG8 7JS**

**Offers in excess of £375,000**

As you step through the inviting entrance hallway, you will find easy access to all rooms, creating a seamless flow throughout the home.

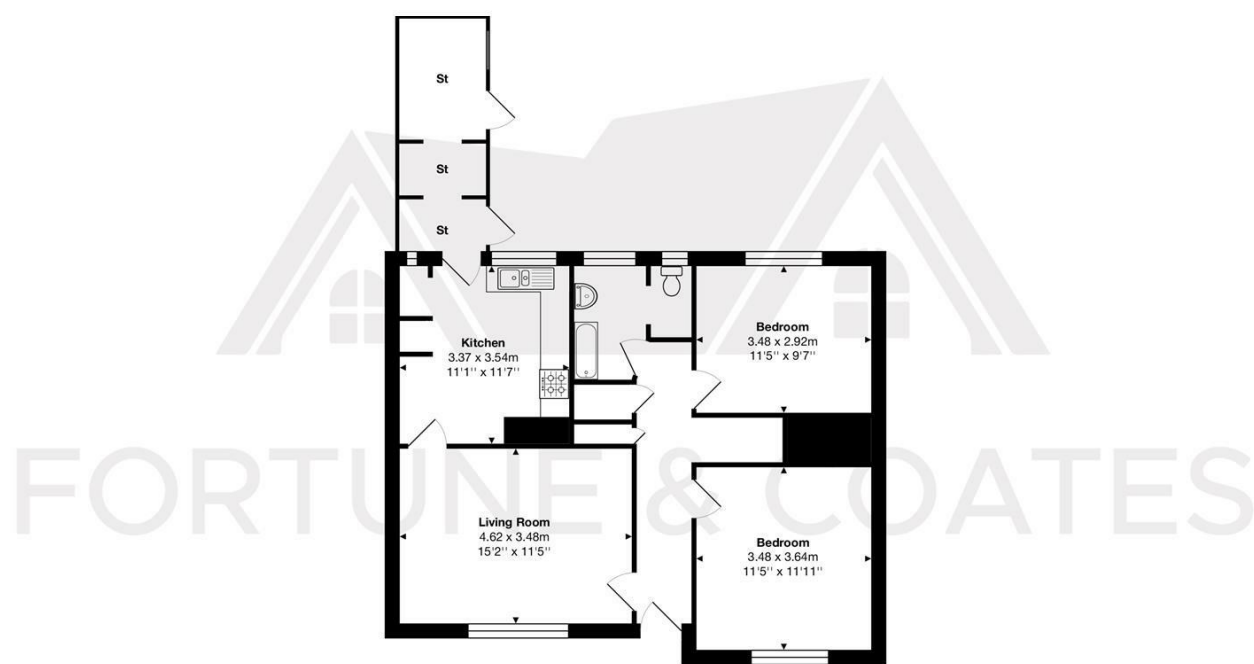
The spacious lounge is a standout feature, boasting large windows that flood the room with natural light, making it an ideal space for entertaining family and friends. This area effortlessly connects to the kitchen and dining room, enhancing the open-plan feel of the home. The kitchen is well-equipped with a range of wall and base units, an integrated oven and hob, and ample space for a fridge/freezer. Additionally, plumbing is available for a washing machine, with an outhouse connected directly to the kitchen which can be utilised into many different rooms and door leading to the garden.

The property comprises two generously sized double bedrooms, each offering plenty of room for furnishings and storage, ensuring comfort for all occupants. The





Floor Plan

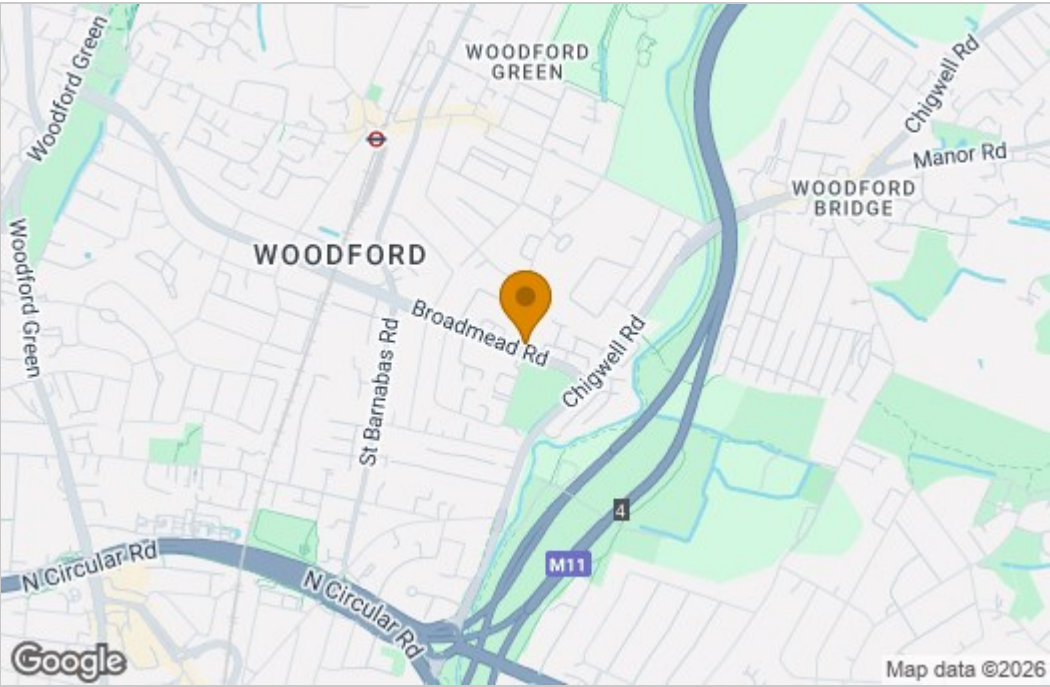


Total Area: approx. 68.6 m<sup>2</sup> ... 739 ft<sup>2</sup> (excluding st)

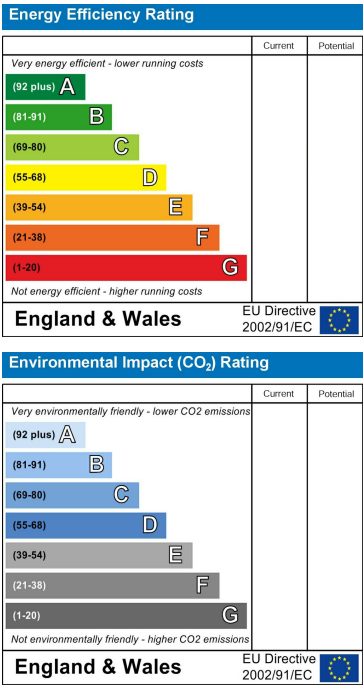
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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Area Map



Energy Efficiency Graph



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