



FORTUNE & COATES

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118 Finchingfield Avenue, Woodford Green, IG8 7JS

Offers in excess of £375,000

Fortune and Coates are delighted to introduce to the market this two bedroom maisonette, family home situated in Finchingfield Woodford Green.

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.

Living room 15'1" x 11'5" (4.62 x 3.48)

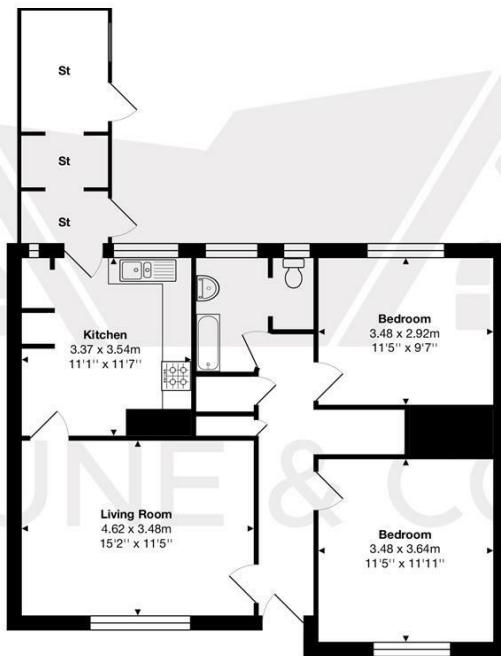
Kitchen 11'0" x 11'7" (3.37 x 3.54)

Bedroom 11'5" x 11'11" (3.48 x 3.64)

Bedroom 11'5" x 9'6" (3.48 x 2.92)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

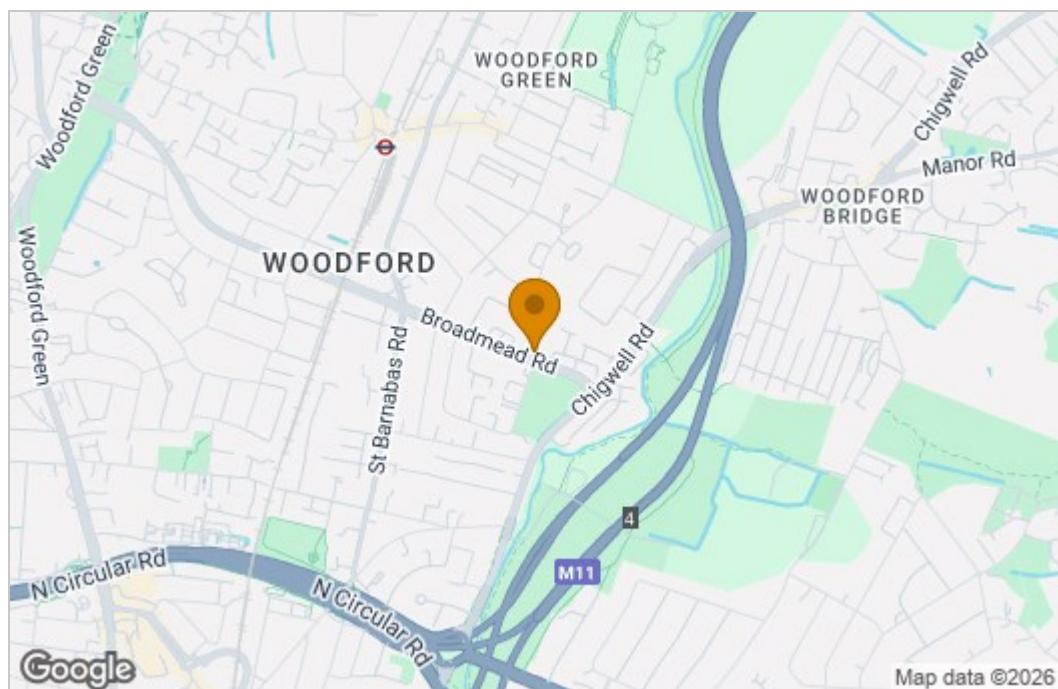


Total Area: approx. 68.6 m² ... 739 ft² (excluding st)

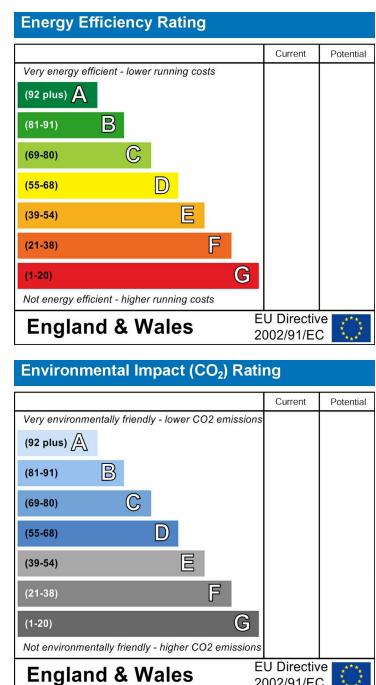
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.