



Woodford Avenue, Ilford, IG4 5NW

Guide Price £380,000





Woodford Avenue

Ilford, IG4 5NW

Local Authority: Redbridge

Tax Band: C

- EPC RATING: 69C
- TWO BEDROOMS
- LARGE REAR GARDEN
- CHAIN FREE!!
- CALL NOW TO VIEW!!
- IMMACULATLY REFURBISHED GARDEN MAISONETTE!!
- FITTED KITCHEN
- LONG LEASE!!
- CLOSE PROXIMITY TO GANTS HILL UNDERGROUND & LOCAL SHOPS & AMENITIES
- GUIDE PRICE £380,000 to £400,000

Sandra Davidson Estate agents are delighted to offer FOR SALE; Nestled in the charming area of Hedgeley on Woodford Avenue, this delightful, chain-free, GARDEN maisonette presents an excellent opportunity for both first-time buyers and investors alike. Built in 1960, the property boasts generous room sizes as well as period and contemporary features.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The maisonette features two well-proportioned bedrooms, providing ample space for comfortable living. Each bedroom offers a peaceful retreat, ideal for unwinding after a long day.

The property also includes a well-appointed NEWLY FITTED bathroom, designed for both functionality and comfort. The layout of the maisonette is practical, making it easy to navigate and enjoy daily life.

Located in Gants Hill, residents will benefit from a variety of local amenities, including shops, parks, and excellent transport links, ensuring easy access to the wider area. This property is not only a home but also a gateway to the vibrant community that surrounds it.

With its appealing features and prime location, this maisonette is a rare find in today's market. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this charming home is well worth a visit. Don't miss the chance to make it your own.

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ENTRANCE

Via own front door into entrance hall with wood flooring, light, opening to:

INNER HALLWAY

Double glazed window to flank, radiator, wood flooring, light, feature leaded stain glass window to front, doors to:

LOUNGE

17'8" x 11'11" (5.39m x 3.64m)

Double glazed bay window to rear, double glazed door to rear leading to rear garden, wood flooring, radiator, light

KITCHEN

10'3" x 7'9" (3.13m x 2.35m)

Fitted high gloss wall and base units, work surface with feature metro tiled splash-back, one bowl sink with drainer, four ring gas hob with extractor hood over, space and services for washing machine, wall mounted boiler, radiator, double glazed window to rear, double glazed door to rear garden, tiled flooring, light

BEDROOM ONE

17'7" x 11'11" (5.36m x 3.64m)

Double glazed bay window to front, wood flooring, radiator, light





BEDROOM TWO 10'4" x 7'5" (3.15m x 2.26m)
Double glazed window to front, wood flooring, radiator, light, feature stained glass sidelight to rear

BATHROOM
Newly fitted suite comprising; P-Shaped bath tub with shower screen and rainfall effect shower over, hand wash basin inset to vanity, low level WC with hidden cistern, chrome plated heated towel rail, tiled flooring, partly tiled walls, extractor fan, two double glazed windows to flank

EXTERIOR 65'7" (20m)
The rear garden measures approximately 66' with stone paved area to front and remainder laid lawn.

LEASE INFO
Lease Remaining: 900+ years
Ground Rent: Tbc
Service Charges: Tbc

Agents Note
None of the services or appliances have been tested by Sandra Davidson Estate Agents

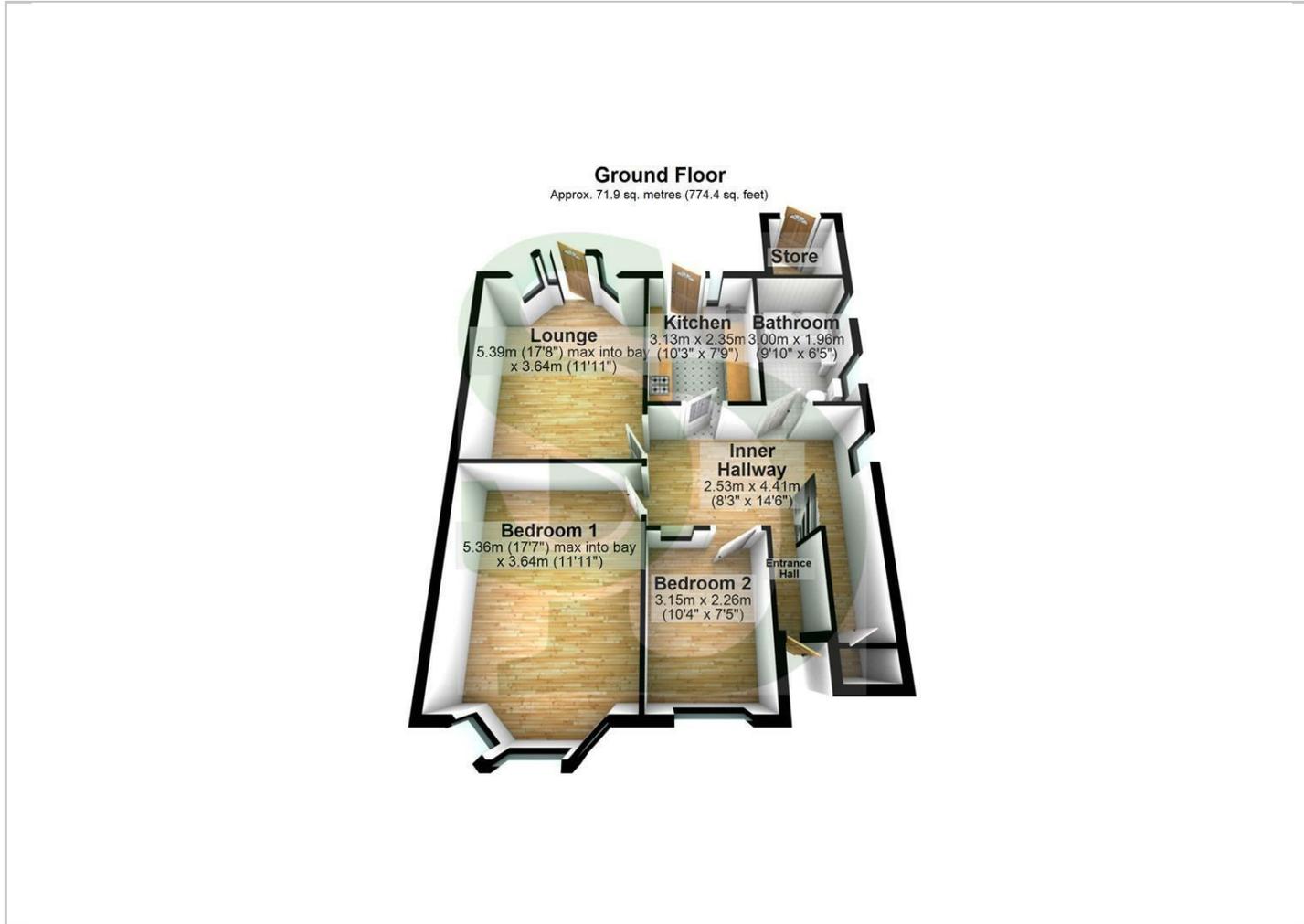




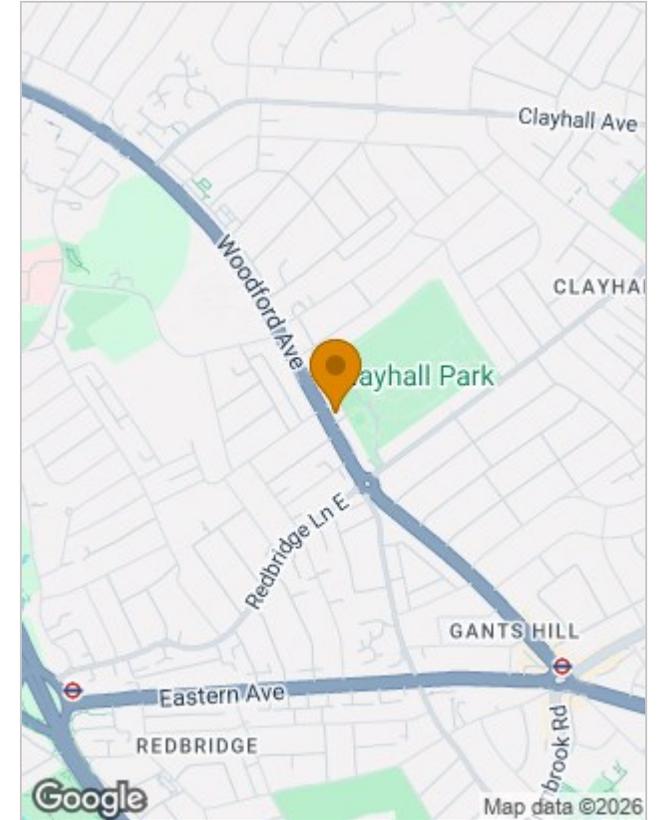


HEDGELEY

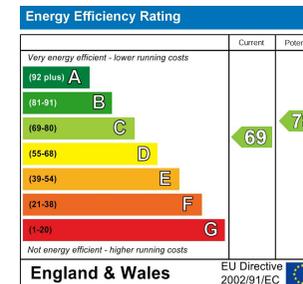
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.