



## **Queens Avenue, Woodford Green IG8 0JE**

**£2,100**

Welcome to this charming house located on Queens Avenue in the desirable area of Woodford Green. This property boasts bedrooms and two bathrooms, there is ample space for a small family or professionals looking for a comfortable living arrangement.

Whether you're looking to settle down in a serene environment or seeking a new investment opportunity, this delightful house on Queens Avenue is sure to capture your heart. Don't miss out on the chance to make this property your new home sweet home.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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