

Kings Avenue, Woodford Green IG8 0JN

£2,500

Welcome to this charming house situated within walking distance to Woodford Station. This property boasts a reception room, ideal for entertaining guests or relaxing with your family. With two cosy bedrooms and two modern bathrooms, this house offers comfort and convenience.

Recently refurbished, this home features a stylish and contemporary kitchen, perfect for whipping up delicious meals. The property also benefits from parking space for one vehicle, ensuring you never have to worry about parking in this bustling neighbourhood.

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Kings Avenue.

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Kitchen

12'11" x 14'9" (3.96 x 4.5)

Bedroom 1

16'7" x 14'11" (5.07 x 4.55)

Bedroom 2

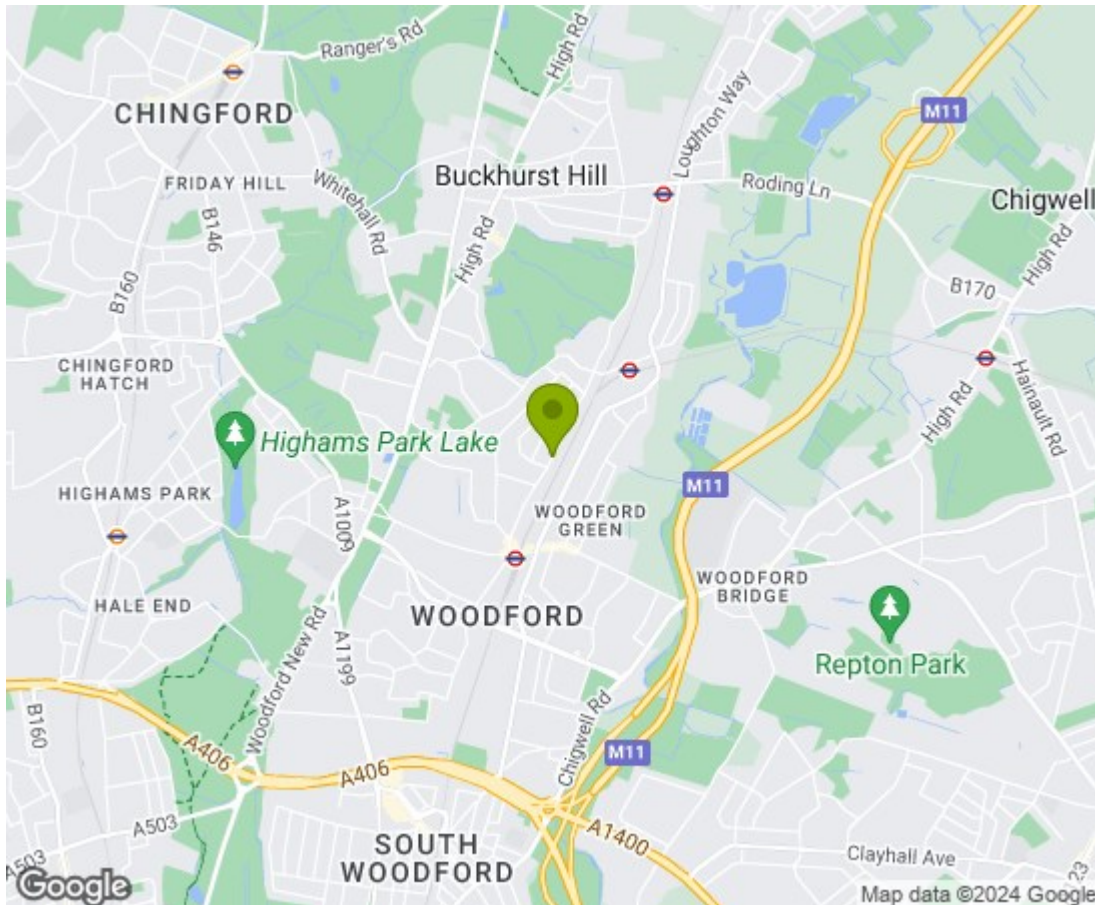
20'0" x 14'9" (6.11 x 4.5)

Bathroom 1

4'3" x 6'6" (1.31 x 2)

Bathroom 2

10'0" x 4'11" (3.07 x 1.52)



Energy Efficiency Rating

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

EU Directive 2002/91/EC 

England & Wales Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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