



BOWDEN
BRADLEY



BOWDEN

74 Woodford Avenue
, Gants Hill, IG2 6XE

Guide price £1,000,000



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GUIDE PRICE: £1,000,000 - £1,100,000.

Nestled on the charming Woodford Avenue in Gants Hill, this splendid DETACHED house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The three reception rooms provide ample space for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings in, especially with the large Open-Plan style Kitchen.

The location is particularly advantageous, as it is just a short walk to Gants Hill station, ensuring excellent transport links for commuters. Additionally, you are close by to Clayhall Park & also the popular Valentines Park is nearby too.

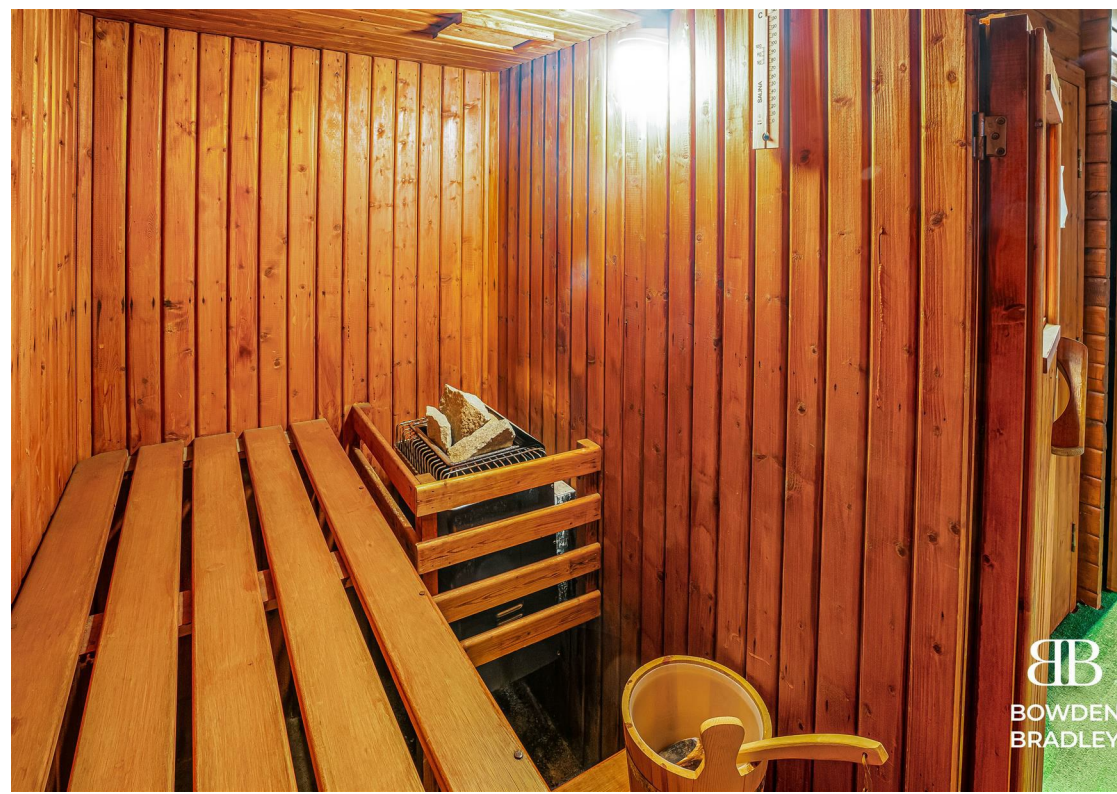
This home had the added benefit of an indoor swimming pool and an indoor sauna, perfect for unwinding after a long day. You also have an indoor bar area, alongside plenty of storage.

To the front you have a large driveway for multiple cars.

The home also offers huge potential to extend & develop further (STPP).

With its generous living space, prime location, and exceptional amenities, this detached house on Woodford Avenue is a rare find. It presents an excellent opportunity for anyone.

Front





Lounge
17'2 x 15'9 (5.23m x 4.80m)

Downstairs Cloakroom

Dining Room
14'9 x 14'5 (4.50m x 4.39m)

Living Room
17'3 x 14'9 (5.26m x 4.50m)

Kitchen
18'3 x 14'2 (5.56m x 4.32m)

Utility Room

Bedroom
15'5 x 14'9 (4.70m x 4.50m)

Bedroom
14'3 x 12'6 (4.34m x 3.81m)

Bedroom
11'9 x 10'6 (3.58m x 3.20m)

Bedroom
11'1 x 7'5 (3.38m x 2.26m)

Bathroom

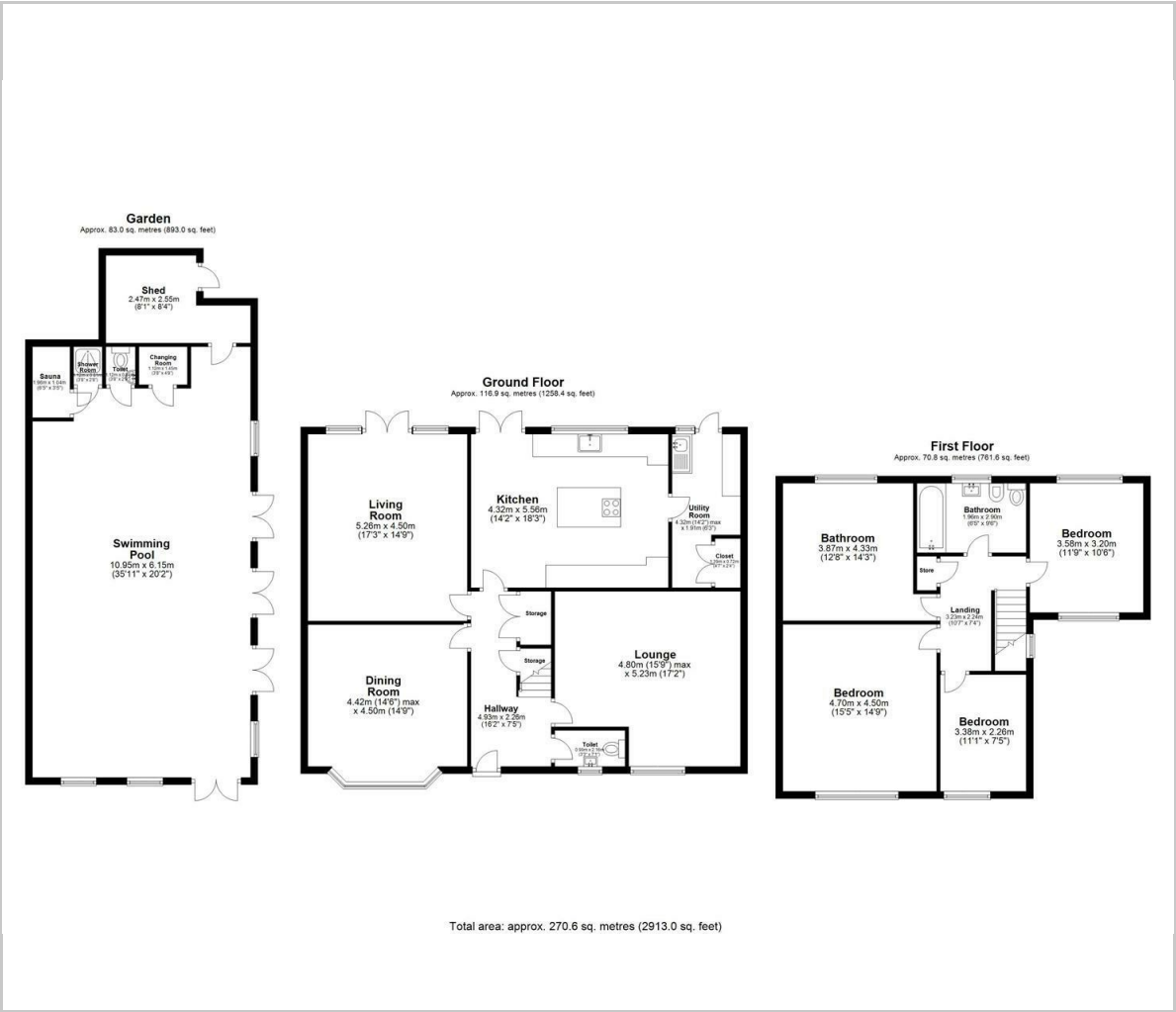
Swimming Pool
39'9 x 20'2 (12.12m x 6.15m)

Shed
8 x 6'1 (2.44m x 1.85m)

Garden



Floor Plan



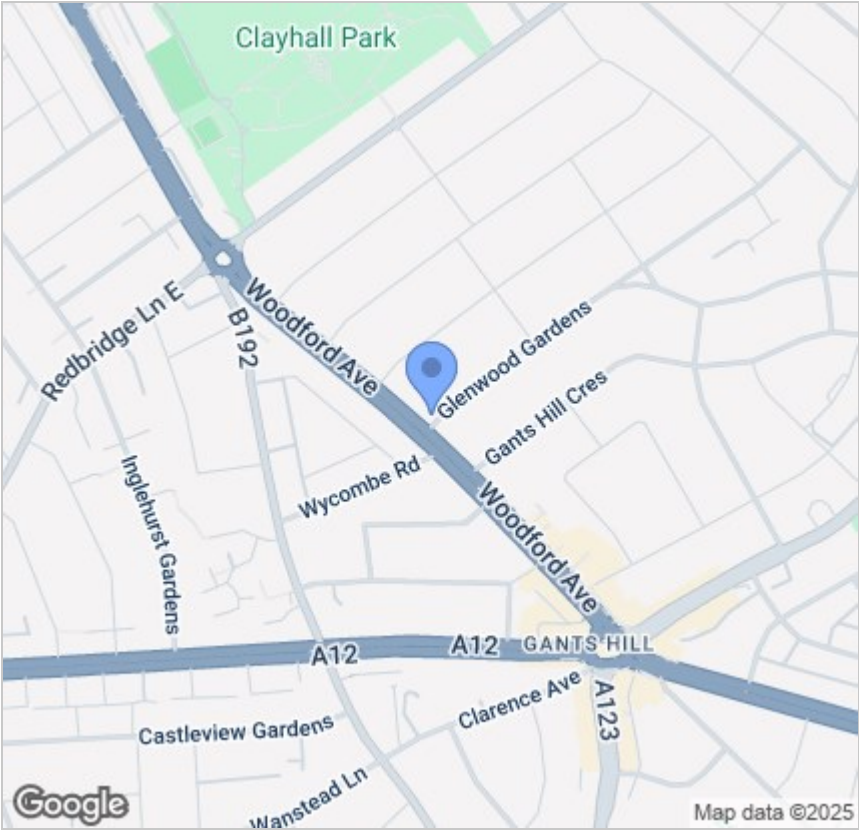
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

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Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk

Area Map



Energy Efficiency Graph

