



P R I M E R E S I D E N T I A L

P R E S E N T S

Empress Avenue, Woodford Green





elliott E | J james

RESIDENTIAL



# Empress Avenue, Woodford Green



Elliott James brings to the market Empress Avenue, Woodford Green - a charming semi-detached house with great potential awaiting its new owners. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's ample space for a growing family or for those who enjoy having a home office or hobby room.

The property exudes character and charm, offering a glimpse into the past while providing a solid foundation for modernization. At 1,324 sq ft, there's plenty of room to unleash your creativity and transform this house into your dream home.

One of the standout features of this property is the large garden, a rare find in today's market. Imagine sunny afternoons spent gardening, hosting barbecues, or simply unwinding in your own private outdoor oasis.

Convenience is key with a driveway that can accommodate two cars, ensuring you never have to worry about parking on busy streets. While the property is in need of modernization, this presents a fantastic opportunity for you to put your stamp on the house and create a space that truly reflects your style and preferences.

This property is brimming with potential and is just waiting for someone to turn it into a spectacular family home.



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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



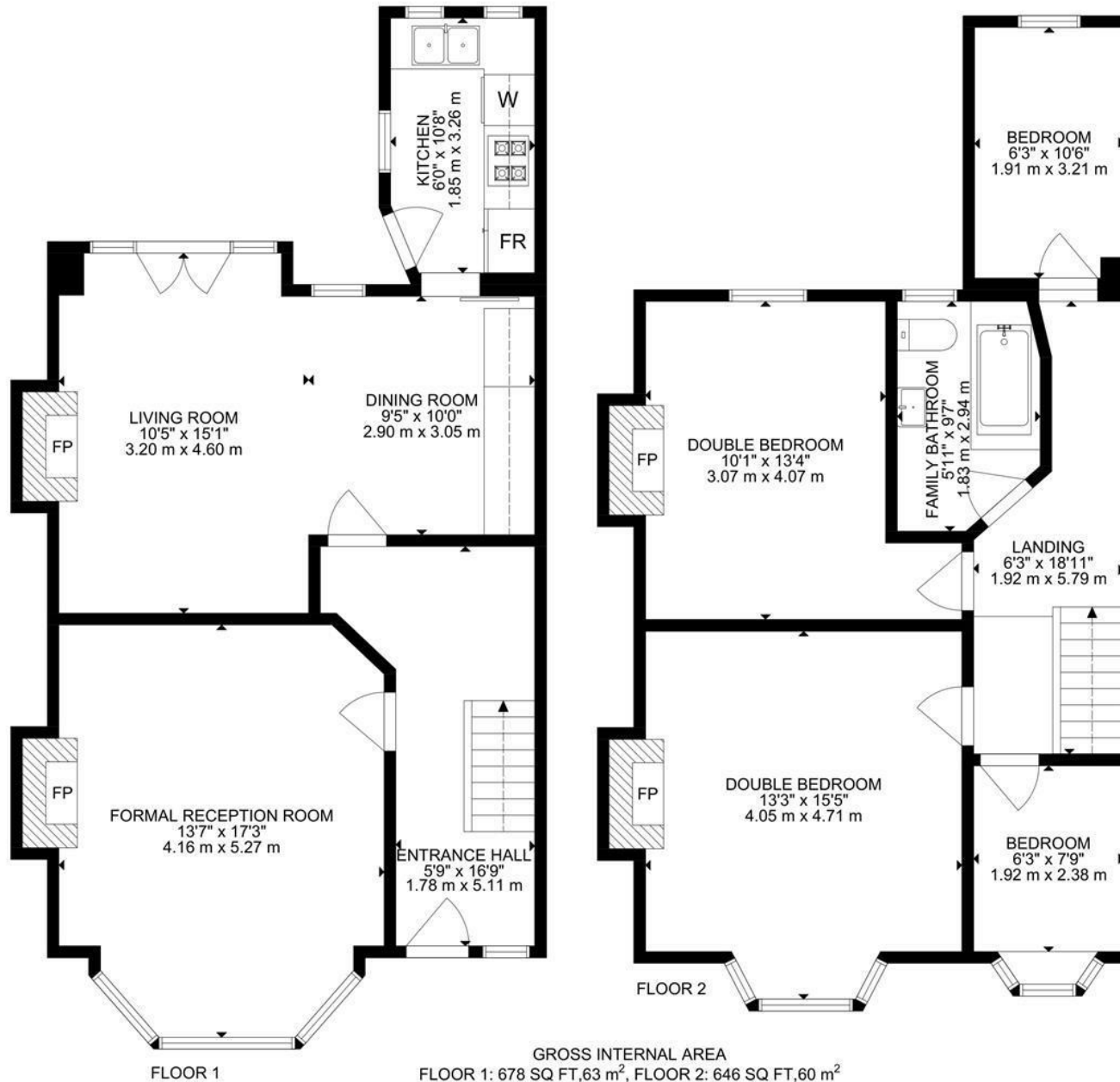
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 1324.00 sq ft	Type House - Semi-Detached	Style 1910's
Bedrooms 4	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Redbridge	Tax Band E

# PLANS



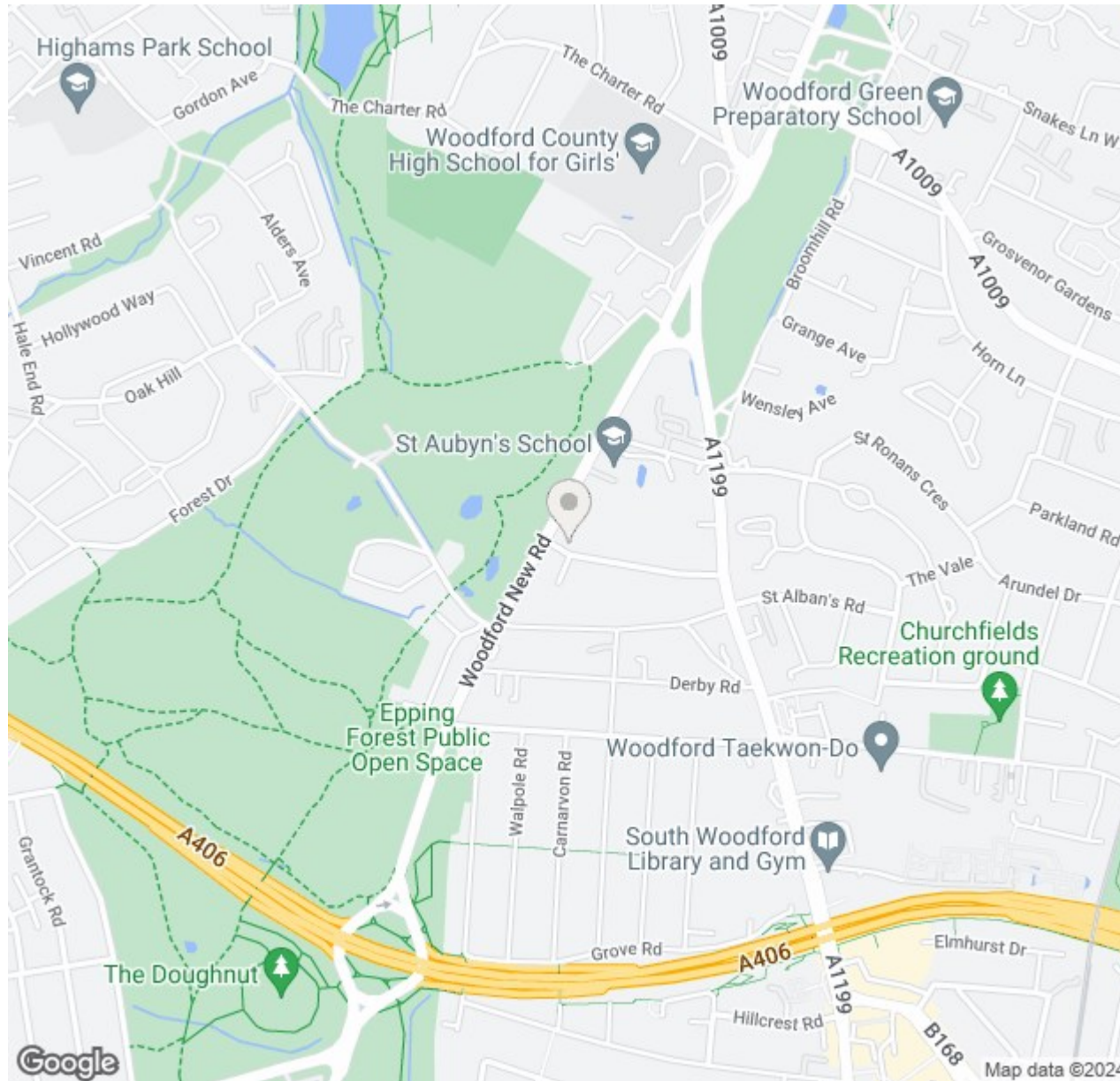
GROSS INTERNAL AREA  
FLOOR 1: 678 SQ FT, 63 m<sup>2</sup>, FLOOR 2: 646 SQ FT, 60 m<sup>2</sup>  
TOTAL: 1324 SQ FT, 123 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



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		
<b>England &amp; Wales</b>	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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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