

VERNON AVENUE,  
WOODFORD GREEN,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Well proportioned semi-detached home | Three well-appointed bedrooms | Two reception rooms | Potential to extend and improve | West facing rear garden | No onward chain | Attached double length garage | Outstanding state and independent schools close by | Excellent location for the Central Line & shops | EPC rating D61 / Council Tax band E

**Guide Price**  
**£850,000**



Offered to the market with no onward chain is this spacious three bedroom, two reception room, semi-detached property which offers enormous potential to extend and improve. The house is ideally located for Woodford's sought after schools with the Central Line Station conveniently close by and includes a detached double length garage and a mature west facing rear garden.

### **Location**

Vernon Avenue is ideally located being just a short walk to The Broadway with its Central Line Station which gets you into Liverpool Street in just 21 minutes. There is a good mix of independent shops, cafes and restaurants along with a Co-op Supermarket. There is an excellent choice of both state and independent schools close by, including "outstanding rated" Woodbridge High School, St. Aubyn's, Bancrofts and Woodford Girls School, and for road users, the M25, M11 and routes into London are close by. Further amenities include the much loved Travellers Friend Pub, the Woodford Wells Tennis and Cricket Club, Woodford or Chigwell Golf Clubs, and you are never too far from Epping Forest. A perfect spot for any growing family.

### **Interior**

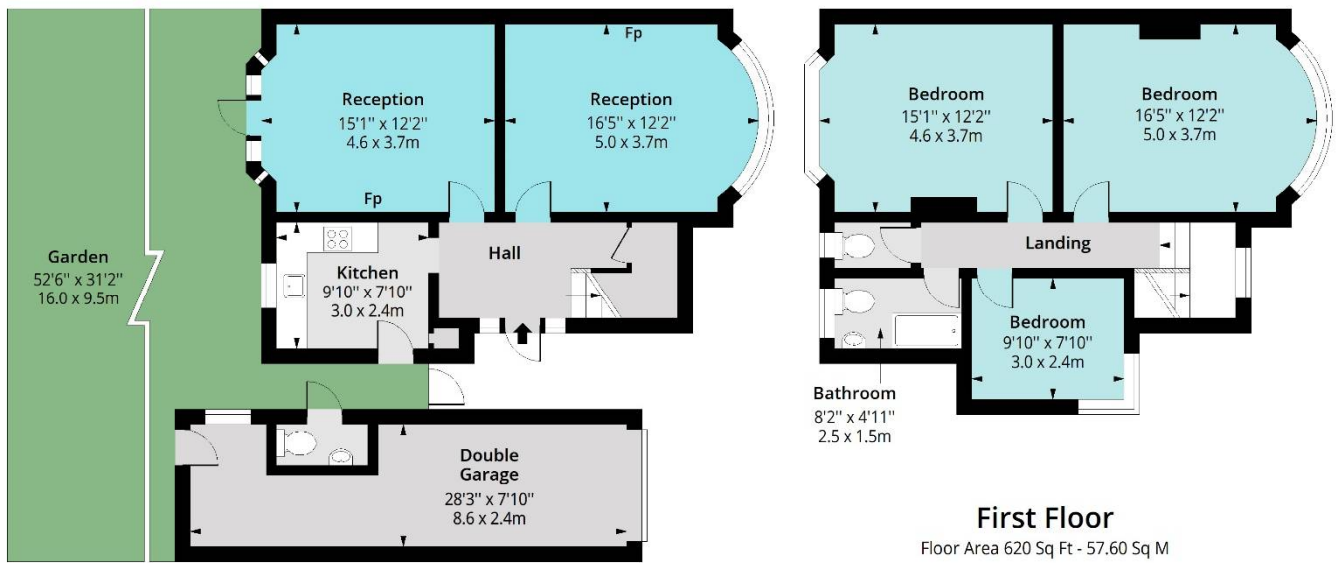
The accommodation commences with a spacious entrance hall with attractive wood block flooring, coloured lead light windows and stairs to the first floor. There are two generous reception rooms, the front room with a traditional bay window and the room to the rear with French doors opening to the rear garden. The kitchen is fitted with a range of base and wall mounted units with contrasting work surfaces offering ample space for appliances. Upstairs are three well-appointed bedrooms, served by a bathroom and separate w/c.

### **Exterior**

The property sits on a great size plot with block paving to the front offering parking for two or three cars. There is also a double length garage with part of it including a toilet and wash handbasin. The rear garden is a real treat, westerly facing, so perfect for the afternoon and evening sun, with mature borders and ample space if a buyer wished to extend the ground floor or to the side, over the garage.

# Vernon Avenue IG8

Approx. Gross Internal Area 1194 Sq Ft - 110.92 Sq M  
Approx. Gross Garage Area 222 Sq Ft - 20.62 Sq M



## Ground Floor

Floor Area 574 Sq Ft - 53.32 Sq M

## First Floor

Floor Area 620 Sq Ft - 57.60 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 30/4/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 5th May, 2026

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