



TOTAL FLOOR AREA: 1238 sq ft (115.7 sq m) approx.
 While every effort has been made to ensure the accuracy of the above information, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions in this information. This plan is provided as a guide only and should be used in conjunction with the property particulars. The agent, agent and advertiser make no claim to the accuracy of the information as to their quantity or efficiency can be given.
 Made and signed 15/02/2025

Council: Redbridge | Council Tax Band: E | Floor Area: 1233.00 sq ft

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Knighton Drive, Woodford Green, IG8 0NY
 Offers Over £1,100,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk



Churchills are pleased to present this charming three-bedroom semi-detached family home, situated in one of Woodford's premier roads on the sought-after Knightons Estate. The property is available for viewings starting Saturday, 12th April by appointment only.

Prime Location - Positioned on Knighton Drive, the home overlooks a stunning cricket pitch and boasts beautiful views over the surrounding forest, offering a peaceful and scenic environment.

Spacious Interior: The property features a welcoming hallway leading to two reception rooms, providing ample space for family living and entertaining. The kitchen is equipped with fitted appliances, and there is a convenient downstairs W.C.

Three Double Bedrooms: Upstairs, the home offers three generously sized double bedrooms, making it perfect for a growing family. The family bathroom is also located on the upper floor.

Expansion Potential - The property offers exciting potential for future development, with the possibility to extend into the loft, rear, and side aspects, subject to obtaining the necessary planning permissions.

Exterior & Garden - The property sits on a substantial plot with a mature 90 x 50 ft garden, perfect for outdoor activities and family enjoyment. Off-street parking and a garage are also included.

Proximity to Amenities - The home is ideally located within easy reach of Woodford Broadway, with its local shops, bars, and restaurants. It is also just a stone's throw away from Wells Primary School and Bancroft's Independent School, making it a convenient choice for families.

Summary: This lovely family home offers a fantastic combination of space, potential, and location, with stunning views and a large garden. Early viewing is highly recommended to avoid disappointment.

