



TOTAL FLOOR AREA: 1171 sq ft (108.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Redbridge | Council Tax Band: F | Floor Area: 1171.00 sq ft



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St. Barnabas Road, Woodford Green, IG8 7DP  
Guide Price £750,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		100	100
(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		

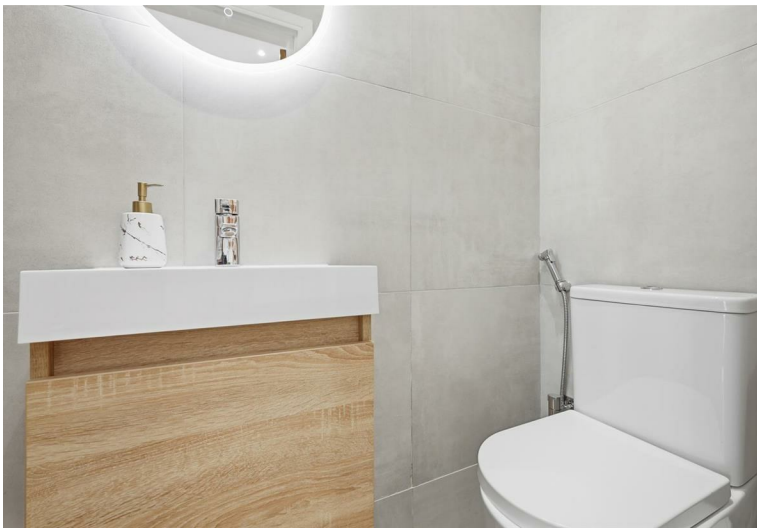


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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](mailto:southwoodford@wearechurchills.co.uk)



Churchill Estates is delighted to offer a unique opportunity to acquire this Recently built (2 years old) three-bedroom semi-detached home with adjoining halls. The property boasts an exceptionally high standard of finish throughout, featuring real wood flooring with underfloor heating and a stunning open-plan reception/kitchen area, perfect for contemporary living. The kitchen is equipped with a large island, dual under-storage, and space for bar stools. Additionally, the ground floor includes an entrance lobby and a utility/W.C. On the first floor, the landing leads to the master bedroom, a notably bright space with a walk-in bay and additional window. This floor also houses another double bedroom and a remarkable five-piece family bath/shower room, fully tiled with a freestanding bath and premium fittings. The top floor presents another double bedroom with French-style doors opening onto a glass balcony, offering expansive views of the local area.

Exterior - The rear garden begins with bi-fold doors leading from the kitchen to a generously sized patio, complete with feature steps that lead to an expansive lawn. The front garden includes off-street parking for two vehicles.

Location - Situated on St Barnabas Road, the residence benefits from a prime location near local shops and eateries, in proximity to both Woodford and South Woodford Central Line Stations, and the M11, ensuring easy access to and from the city.

Schooling - An ideal location for many sought-after schools, including the Ofsted-rated 'Outstanding' Woodbridge secondary school.

