



Approximate Gross Internal Area 890 sq ft - 82 sq m
 Ground Floor Area 445 sq ft – 41 sq m
 First Floor Area 445 sq ft – 41 sq m



Council: Redbridge | Council Tax Band: D | Floor Area: 890.00 sq ft



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Highfield Road, Woodford Green, IG8 8JA

Offers In Excess Of £500,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(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



Offers In Excess Of £500,000

Open Day By Appointment Saturday 24th January By Appointment

Offered to the market chain free and with great potential for rear and loft enhancements subject to the usual planning consents. this three-bedroom semi-detached home is ideally located in the sought-after area of Woodford.

The property features two generous reception rooms, a fitted kitchen, and a spacious entrance hall. Upstairs offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from off-street parking for two vehicles and a substantial 100ft rear garden, ideal for families and outdoor entertaining.

The location is a key highlight, situated within a quarter of a mile of local shopping facilities and bus services, and within one mile of Woodford Central Line Station. The property is also a short walk from Claybury Park and Roding Valley Park, offering excellent access to green open spaces.