

Total area: approx. 77.6 sq. metres (835.0 sq. feet)
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, measurement and/or full survey as to the correctness of such statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



Springfield Gardens

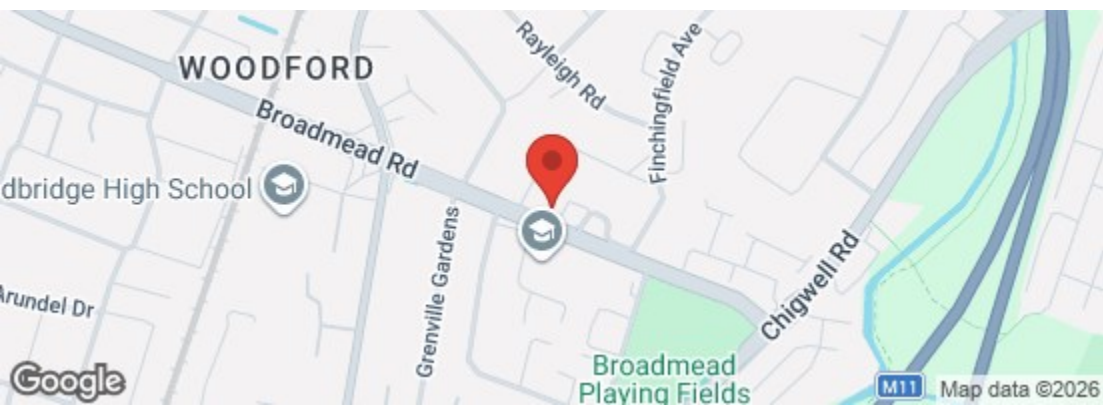
Council: Redbridge | Council Tax Band: C | Floor Area: 835.00 sq ft



Springfield Gardens, Essex, IG8 7JT
 Guide Price £400,000 Leasehold

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

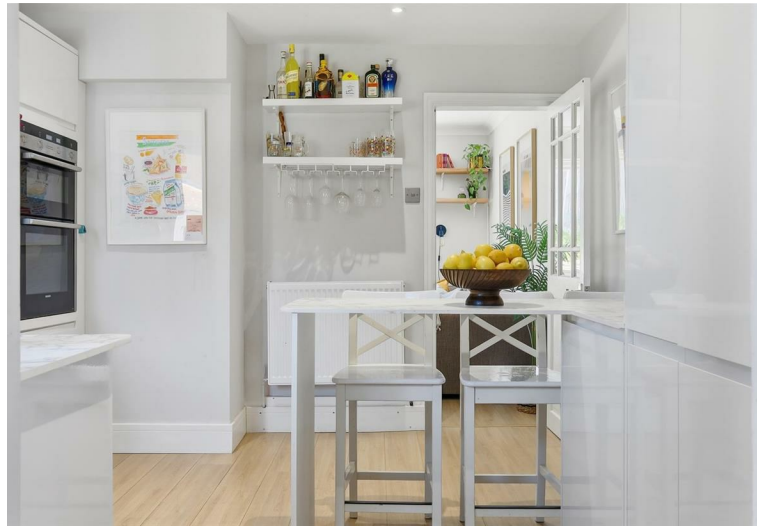
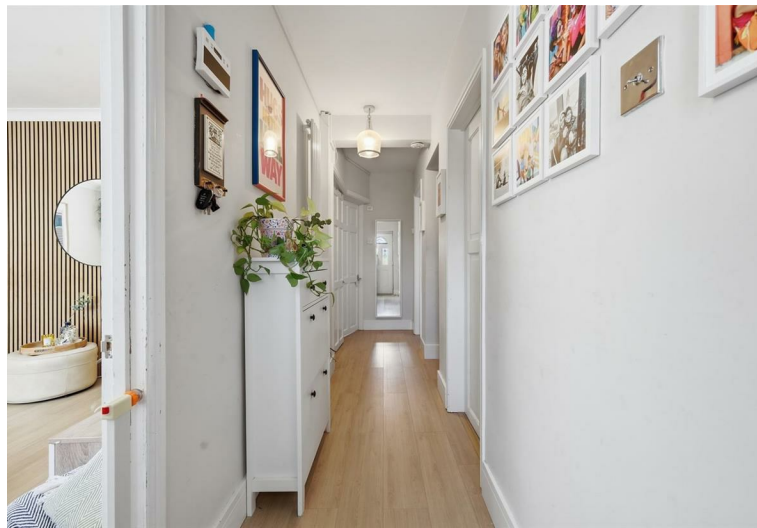
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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.



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



Guide Price £400,000 -£425,000 Launch Day Saturday 27th June By appointment.

No onward chain and situated on the highly sought-after Springfield Gardens in Woodford Green, this beautifully presented Three-bedroom ground-floor maisonette offers an outstanding opportunity for first-time buyers, downsizers, and investors alike.

Recently renovated throughout to a high specification, the property features new flooring and skirting boards, replastered ceilings, modern lighting, and a fully refitted kitchen and bathroom. The stylish kitchen is equipped with quality worktops, a double oven, and a gas hob, while the contemporary bathroom boasts a full suite with a rainfall shower.

The home is bright, airy, and spacious, with an excellent flow between rooms. The living area is enhanced by a striking slatted wood feature wall and cleverly integrated hidden storage.

A standout feature is the generous private garden, offering a patio, seating area, play space, and ample storage—ideal for both relaxing and entertaining.

The property comprises three well-proportioned bedrooms, a rare advantage as most similar homes on the road offer only two, making this a genuine point of difference.

Conveniently located within easy reach of local amenities, excellent transport links including Woodford Central line Station and highly regarded schools within the catchment area, this charming home perfectly balances comfort, style, and practicality.

