



Roding Lane North, Woodford Green, IG8 8NR

£360,000

- Two Bedroom Maisonette
- Fully Tiled Bathroom
- Spacious Lounge/Diner
- Private Rear Garden

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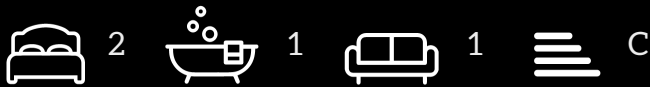
Nestled in the charming area of Woodford Green, this delightful older apartment on Roding Lane North offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both cosy and functional. The apartment features a well-appointed bathroom, ensuring convenience for daily routines.

The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. Natural light floods through the windows, creating a bright and airy feel throughout the apartment.

Situated in a desirable location, residents can enjoy the benefits of local amenities, including shops, parks, and excellent transport links, making it easy to explore the surrounding areas. The charm of Woodford Green, with its blend of suburban tranquillity and vibrant community life, adds to the appeal of this property.

This apartment presents a wonderful opportunity for those looking to embrace a comfortable lifestyle in a sought-after neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming apartment your new home.



Council Tax Band: C



Reception Room

4.17m x 3.94m (13'8" x 12'11")

Kitchen

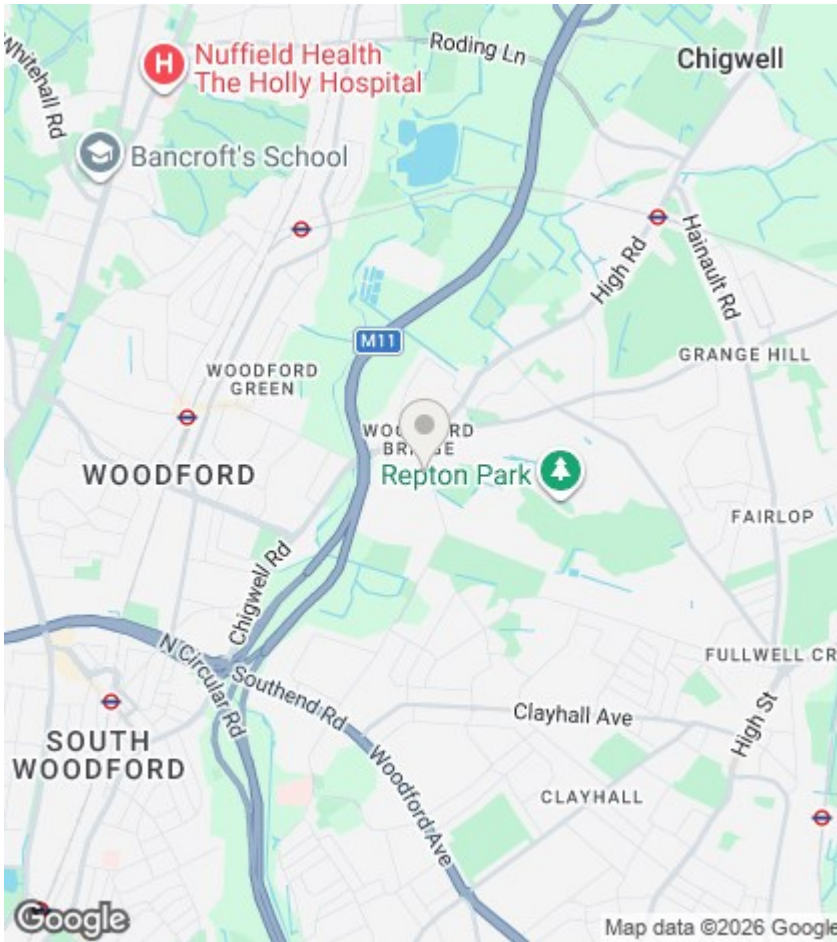
3.20m x 2.08m (10'6" x 6'10")

Bedroom

4.11m x 2.49m (13'6" x 8'2")

Bedroom

3.76m x 3.61m (12'4" x 11'10")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

EPC Rating

C

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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.



Ground Floor

First Floor

Total area (approx.): 64.7 sq. m (696.4 sq. ft)