

Directions

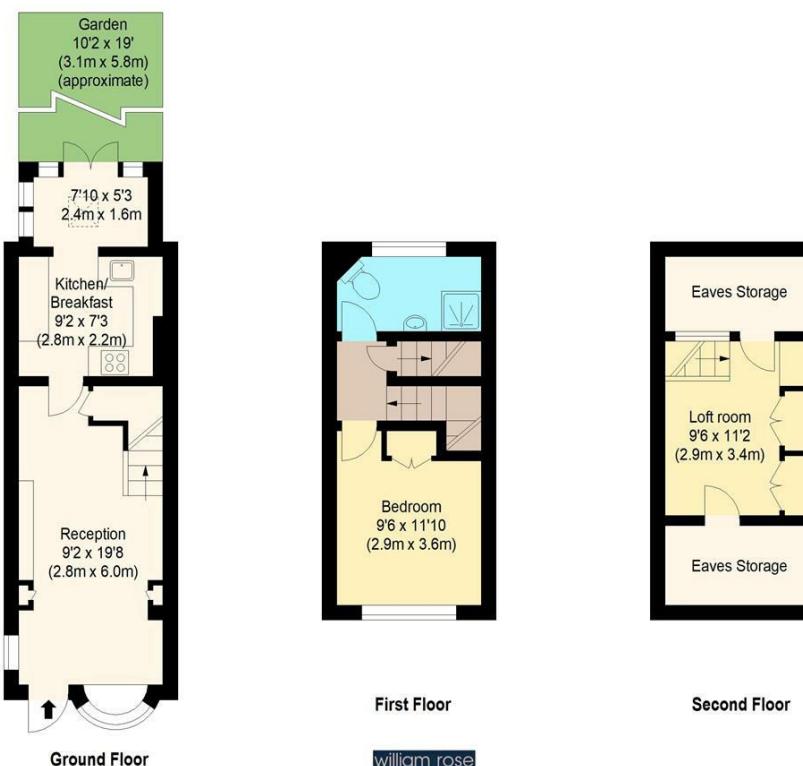
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Certified
Property
Measure

Ipaplus.com

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Approximate Gross Internal Floor Area : 59.67 sq m / 642 sq ft

Date: 19/5/2025



76 Oak Hill, Woodford Green, IG8 9PE

Offers In Excess Of £400,000

- Charming 1 bedroom freehold house
- Chain free
- Private rear garden
- Peaceful Oak Hill location
- Short walk to Highams Park Station
- Usable loft room with eaves storage
- Modern kitchen/breakfast area
- Contemporary first-floor bathroom
- Borders of Woodford Green & Highams Park
- Rear extension

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A charming one-bedroom freehold house with a versatile loft room, private garden, and modern interiors, set on the peaceful Oak Hill — ideally located between Woodford Green and Highams Park, just a short walk from local shops, parks, and Zone 4 rail links.



Council Tax Band: C



Located on the picturesque Oak Hill, this charming one-bedroom house with a versatile loft room sits perfectly on the borders of Woodford Green and Highams Park, offering the best of both worlds — leafy tranquillity and excellent connectivity.

The home itself is thoughtfully arranged over three floors. On the ground floor, a spacious reception room provides an inviting living and dining space, flowing into a modern kitchen/breakfast area. Beyond the kitchen, a utility space opens out to a private, low-maintenance garden — a perfect spot for relaxing or entertaining.

Upstairs, the first floor features a well-proportioned double bedroom and a contemporary bathroom, while the top floor hosts a bright and adaptable loft room with built-in eaves storage — ideal as a guest space, home office or hobby room.

Oak Hill is a highly regarded residential road, known for its peaceful atmosphere and community feel. Residents benefit from easy access to Highams Park Station (Zone 4), which offers direct services into London Liverpool Street in under 25 minutes, making this an excellent location for commuters. There are also regular bus routes and convenient road links via the A406 and M11.

Just a short stroll away is the vibrant Highams Park centre, with its growing selection of cafes, restaurants, independent shops and the ever-popular Humphry's Café by the park. Woodford Green offers even more amenities, including stylish eateries and excellent pubs.

Nature lovers will appreciate the proximity to Highams Park Lake and Epping Forest, both offering scenic walking, running, and cycling routes. There are also several well-regarded local schools and nurseries nearby, adding to the area's family-friendly appeal.

With its excellent location, versatile layout, and inviting feel, this delightful Oak Hill home is a rare find — combining the charm of a quiet residential street with easy access to urban amenities and green spaces. Early viewing is highly recommended.