

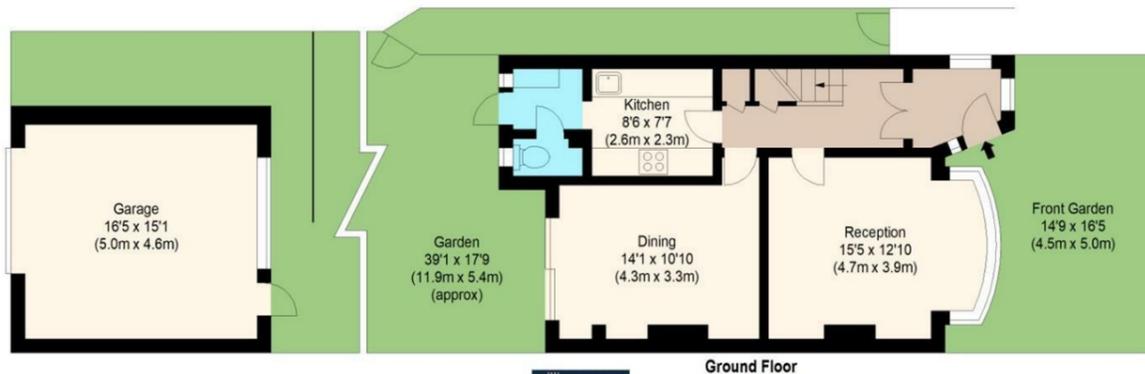
Directions

Viewings

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

EPC Rating

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	



william rose
Oak Hill Close, IG8

Approximate Gross Internal Floor Area : 98.66 sq m / 1062 sq ft
Garage : 23.04 sq m / 248 sq ft



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.

ipaplus.com

Date: 4/11/2025



40 Oak Hill Close, Woodford Green, IG8 9PH

Offers In Excess Of £600,000

- Attractive 1930's style semi-detached family home
- Two bright reception rooms with bay window and garden access
- Separate kitchen with potential to extend or reconfigure (STPP)
- Detached garage and side access
- Easy access to Highams Park Overground Station for Liverpool Street
- Offered for sale chain free
- Three bedrooms and family bathroom on the first floor
- Front and rear gardens offering great outdoor space
- Peaceful residential setting close to local schools and amenities
- Perfect refurbishment opportunity

40 Oak Hill Close, Woodford Green IG8 9PH

Set within the quiet and desirable Oak Hill Close, this characterful 1930's semi-detached home offers fantastic potential to modernise and create a wonderful family residence. With spacious living areas, generous gardens, and a detached garage, it's perfectly positioned close to Highams Park Overground Station, excellent schools, and the open green spaces of Woodford Green — making it a superb opportunity for buyers seeking a home to make their own.



Council Tax Band: D



Nestled within the peaceful and sought-after location of Oak Hill Close, this attractive 1930's style semi-detached home offers a wonderful opportunity for those looking to create their ideal family residence. Full of character and traditional appeal, the property retains much of its period charm and is now in need of modernisation throughout — making it a perfect canvas for refurbishment and personalisation.

The ground floor offers a welcoming entrance hallway leading to two bright and spacious reception rooms, ideal for family living and entertaining. The rear dining room opens directly onto the garden, providing a lovely sense of space and light, while the separate kitchen sits conveniently adjacent and offers scope for extension or reconfiguration (subject to planning). A ground floor cloakroom completes this level.

Upstairs, the home features three bedrooms and a family bathroom, each offering generous proportions and potential for transformation into a stylish and comfortable sleeping space.

Externally, the property enjoys both a front and rear garden, offering plenty of outdoor space for relaxing, gardening, or entertaining. A detached garage and side access further enhance the practicality of this home.

Set in the heart of Woodford Green, Oak Hill Close benefits from a tranquil residential atmosphere while remaining close to a range of local amenities, including popular schools, green open spaces, and independent shops. Highams Park Overground Station is within easy reach, providing direct access to London Liverpool Street in around 25 minutes, making this an excellent choice for commuters seeking a balance between city access and suburban comfort.

This charming property represents a rare opportunity to purchase a home with great potential in one of Woodford Green's most desirable locations. With thoughtful modernisation, it has all the makings of a beautiful family home for years to come.