

Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

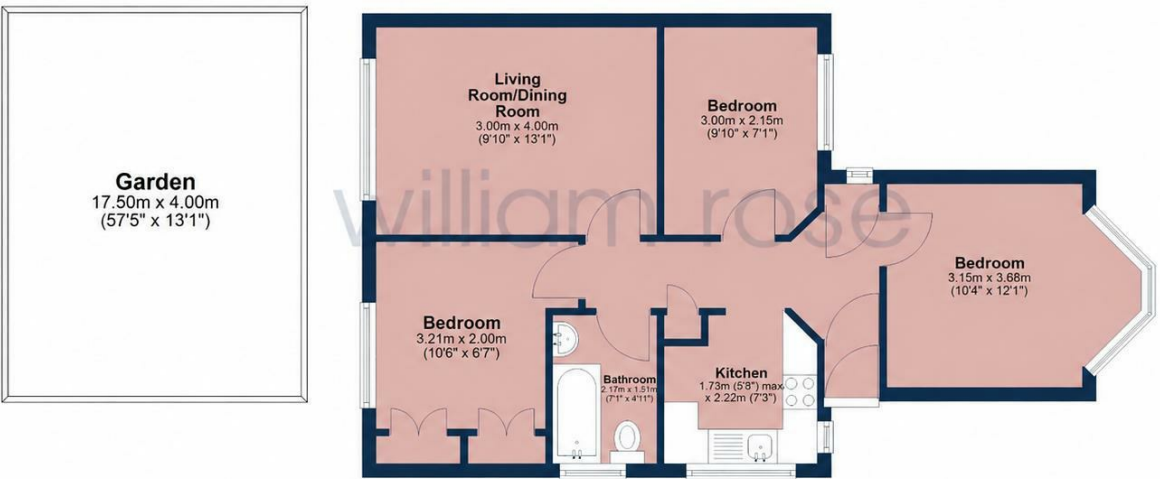
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



Total area: approx. 73.4 sq. metres (789.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Woodland Road



39a Woodland Road, London, E4 7ET

Offers Over £400,000

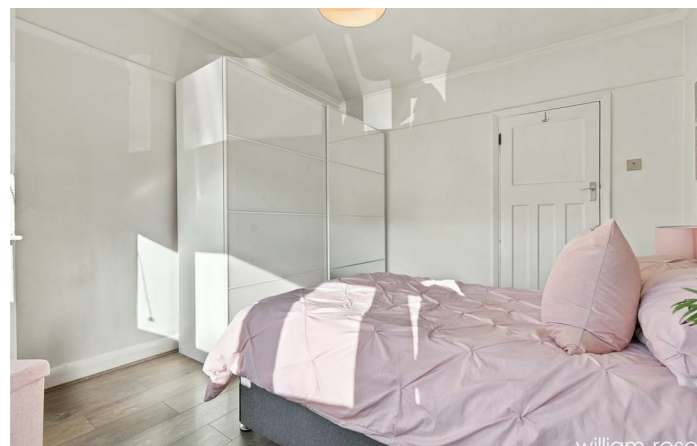
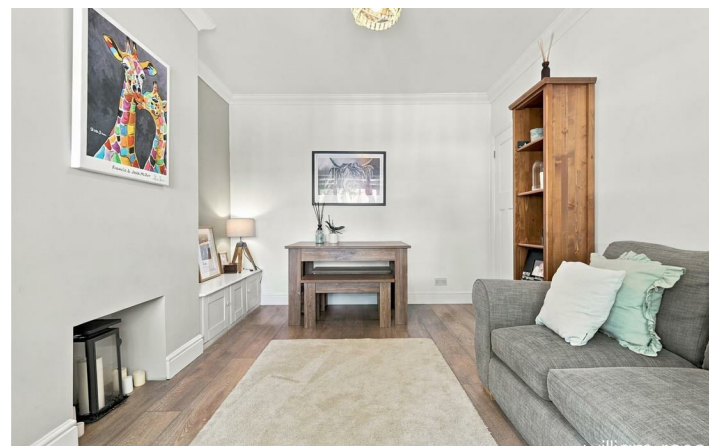
- Modern first floor maisonette
- Trendy kitchen
- Bright and airy bathroom
- Private garden
- Close to shops and restaurants
- Three bedrooms
- Large reception
- Loft access
- Quiet residential street
- Near transport links and green areas

39a Woodland Road, London E4 7ET

A modern three bedroom first floor maisonette with a private garden and loft access, situated on Woodland Road in North Chingford.



Council Tax Band: C



Offering approximately 789 sq ft (73.4 sq m) of well-proportioned first floor maisonette, the property provides a practical layout ideal for families, couples or those requiring additional bedroom space.

The flat comprises a welcoming living/dining room, a separate kitchen, three bedrooms and a family bathroom. The principal bedroom is generously sized, while the additional bedrooms provide flexibility for children, guests, a home office or study.

A particular highlight is the private rear garden, measuring approximately 57' x 13', providing an excellent outdoor space for entertaining, relaxing and family use. The property also benefits from access to a loft, offering valuable additional storage.

Located in North Chingford, the property is well placed for the area's local amenities, schools, green spaces and transport links, while retaining the appeal of a residential setting.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.