

Directions

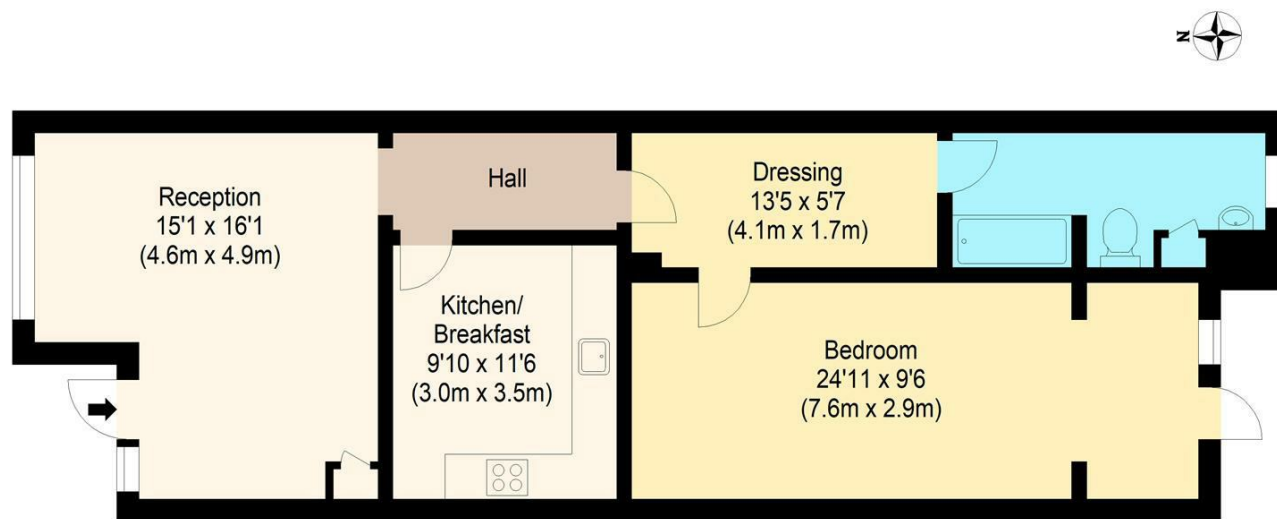
Viewings

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

EPC Rating

B

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



Ground Floor

william rose
Hale End Road

Approximate Gross Internal Floor Area : 75.16 sq m / 809 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.

lpaplus.com

Date: 17/2/2025



170 Hale End Road, Woodford Green, IG8 9LZ

£325,000

- Spacious 1-bedroom ground floor flat
- Bright and airy interiors in very good condition
- Generously sized double bedroom
- Direct access to a shared garden
- Brand-new lease
- Planning permission grated to add second bedroom
- Well-appointed kitchen
- Modern bathroom
- Offered chain-free
- Fantastic location near Highams Park Station

170 Hale End Road, Woodford Green IG8 9LZ

A charming one bedroom apartment presents an excellent opportunity for both first-time buyers and investors alike. Spanning an impressive 809 square feet with a new lease, shared garden and planning permission to add a second bedroom.

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Council Tax Band: B



Situated on the sought-after Hale End Road in Highams Park, this generously proportioned one-bedroom ground floor flat offers over 800 sq. ft. of beautifully presented living space. Boasting a bright and airy feel throughout, the property is in very good condition, making it an ideal choice for first-time buyers, downsizers, or investors alike.

The expansive layout features a large reception room, perfect for both relaxing and entertaining, while the well-appointed kitchen offers ample storage and workspace. The spacious double bedroom benefits from plenty of natural light, and the stylish bathroom completes the accommodation.

A standout feature of this home is its direct access to a shared garden, providing a peaceful outdoor retreat to enjoy.

Further advantages include a brand-new lease and the benefit of being offered chain-free, ensuring a smooth and hassle-free purchase.

Located just a short distance from Highams Park Station, local shops, cafés, and the beautiful Highams Park Lake, this fantastic home combines space, convenience, and modern living in an excellent location.

Don't miss out – contact us today to arrange a viewing!