



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



william rose  
Conyers Close, IG8

Approximate Gross Internal Floor Area : 92.44 sq m / 995 sq ft  
Shed : 4.46 sq m / 48 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: 3/7/2025



## 5 Conyers Close, Woodford Green, IG8 9PX

£600,000

- Three-bedroom mid-terraced home in quiet residential turning
- Separate dining area with garden access
- Generous private rear garden with additional storage shed
- Great access to Epping Forest and open green spaces
- Opportunity to personalise and add value
- Spacious reception room with plenty of natural light
- Modern fitted kitchen overlooking the garden
- Close proximity to Woodford Green and Highams Park
- Well-connected for commuters with transport links close by
- Ground floor guest WC

## 5 Conyers Close, Woodford Green IG8 9PX

A well-presented three-bedroom mid-terraced home located in a quiet cul-de-sac in popular Woodford Green. Ideal for first-time buyers or families, this property offers spacious living areas, a generous private garden, and excellent access to local schools, transport links, and green spaces.



Council Tax Band: C



Situated in a quiet, residential turning in the sought-after area of Woodford Green, this well-maintained mid-terraced house offers the perfect blend of comfort, practicality, and potential. Ideal for first-time buyers or families, the home provides generous living space arranged over two floors, along with a large private garden and additional external storage.

The ground floor features a bright and welcoming reception room, a separate dining area, and a modern kitchen that overlooks the garden — ideal for family life or entertaining.

Upstairs, the property offers three bedrooms and a family bathroom, providing flexible living space for growing families, working from home, or accommodating guests.

To the rear, a generous garden offers the perfect outdoor space for children to play, summer barbecues, or simply unwinding in your own private setting. There's also a handy storage unit, ideal for keeping outdoor equipment, tools, or bikes neatly tucked away.

Woodford Green is renowned for its family-friendly atmosphere, excellent schools, and vast green spaces. With Epping Forest, local parks, and a range of shops, cafés, and transport links nearby, the area provides an excellent balance of suburban tranquillity with easy access to central London.

This property presents an exciting opportunity to step onto the property ladder or move into a home that offers room to grow in a desirable, well-connected location.

EPC Rating: tbc  
Council Tax Band: C  
London Borough of Waltham Forest

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.