



Directions

Viewings

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

EPC Rating

D

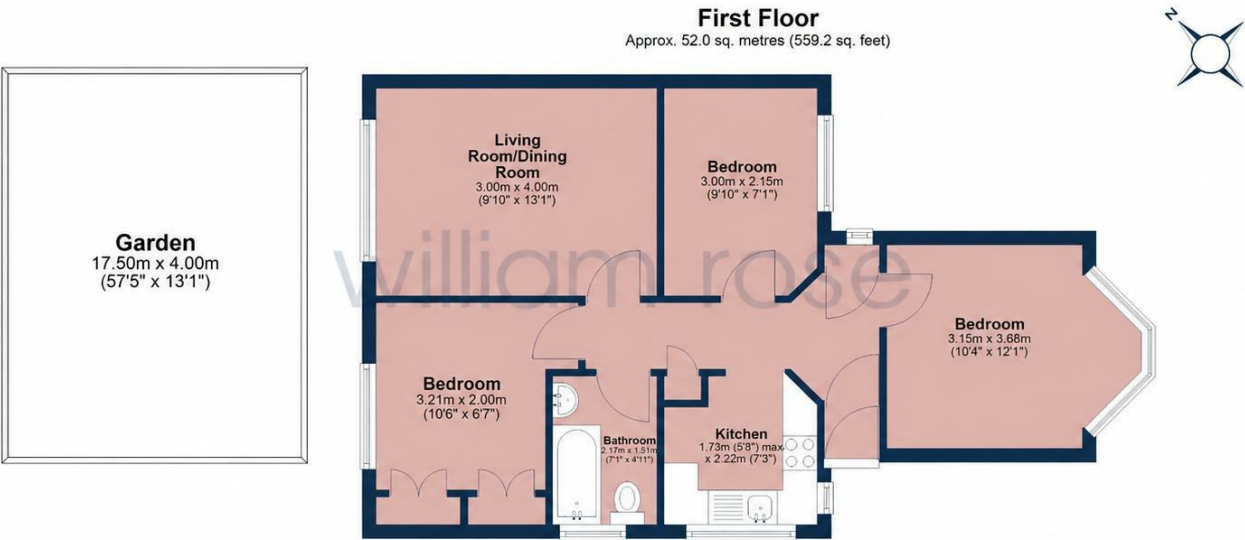
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



39a Woodland Road, Chingford, London, E4 7ET

Guide Price £375,000

- Guide Price £375,000 - £400,000
- Trendy Kitchen
- Bright and Airy Bathroom
- Private Rear Garden
- Close to Shops, Cafes, Restaurants & Amenities
- First Floor with Three generous bedrooms
- Large Reception
- Loft Access
- Quiet Residential Street
- Walking Distance to Chingford Station



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.

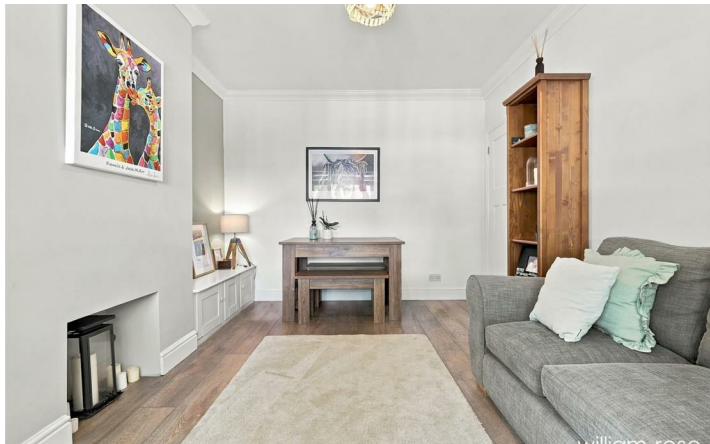
Woodland Road

39a Woodland Road, London E4 7ET

Guide Price £375,000 - £400,000 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



Situated on Woodland Road, this well-proportioned three-bedroom first floor maisonette offers versatile accommodation together with the highly desirable benefit of a private rear garden.

The property is accessed via its own entrance and provides a welcoming hallway leading to the principal rooms. The spacious living/dining room offers a comfortable reception space with plenty of natural light, while the separate kitchen is well positioned for everyday living and entertaining.

There are three bedrooms, providing excellent flexibility for a family, couple or those requiring a home office or additional guest room. The accommodation is completed by a family bathroom.

Externally, the property benefits from a private garden, providing a valuable outdoor space for relaxing, entertaining and enjoying the warmer months.

Located in Chingford, the property is well placed for local amenities, schools, transport links and the extensive open spaces of Epping Forest. This maisonette would make an appealing home for those seeking generous accommodation with the added advantage of private outside space.

HP DISCLAIMER

LEASEHOLD

Lease Length: 900 Years Remaining

Service Charge: £0 per annum

Ground Rent: £75 per annum

EPC Rating: D

Council Tax Band: C

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.