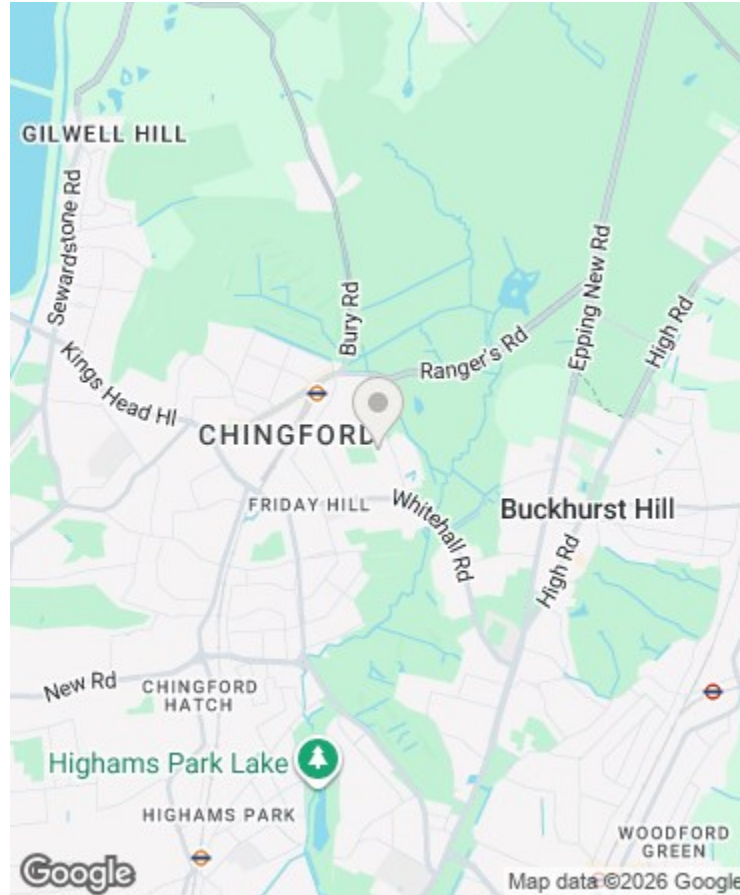




Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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		



Total area: approx. 71.0 sq. metres (764.1 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.

Woodedge Close



22 Woodedge Close, Chingford, London, E4 6BB

Offers In Excess Of £375,000

- Two double bedrooms
- High-specification fitted kitchen
- Short walk to Epping Forest
- Views over cricket green
- Long lease
- Spacious lounge/dining room
- Close to train station
- Private garden space
- Well-appointed bathroom
- Excellent North Chingford location

22 Woodedge Close, London E4 6BB

Enjoying an enviable position overlooking the cricket green, this beautifully presented two-bedroom first-floor apartment combines generous proportions, high-quality finishes and a rare sense of space and tranquillity. The property also benefits from its own garden space and a long lease, making it an appealing home for first-time buyers, professionals and downsizers alike.



Council Tax Band: C



A welcoming entrance hall leads into the impressive lounge and dining room, a substantial reception space with ample room to create clearly defined seating and dining areas. The attractive outlook across the cricket green provides a wonderful open backdrop and allows an abundance of natural light to fill the room.

The separate kitchen is equally generous and has been finished to a high specification, with excellent-quality appliances and plenty of preparation and storage space. Integrated appliances include a dishwasher and washing machine, helping to maintain the kitchen's clean, streamlined appearance. Engineered oak flooring adds warmth and character to the apartment and complements the contemporary finish throughout.

Both bedrooms are comfortable doubles, offering excellent flexibility for couples, families, guests or those requiring a dedicated home office. A well-appointed family bathroom serves the accommodation.

The apartment's own garden space is a particularly valuable feature, offering an outdoor area in which to relax and enjoy the warmer months.

Woodedge Close is conveniently positioned for the shops, cafés and restaurants of North Chingford and Station Road. Chingford Station provides direct London Overground services to Liverpool Street, while the nearby bus routes offer connections throughout the surrounding area. North Chingford is also regarded as a gateway to Epping Forest, placing extensive woodland, open spaces, walking and cycling routes, Chingford Plain and Queen Elizabeth's Hunting Lodge within easy reach.