

## Directions

## Viewings

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

## EPC Rating

C

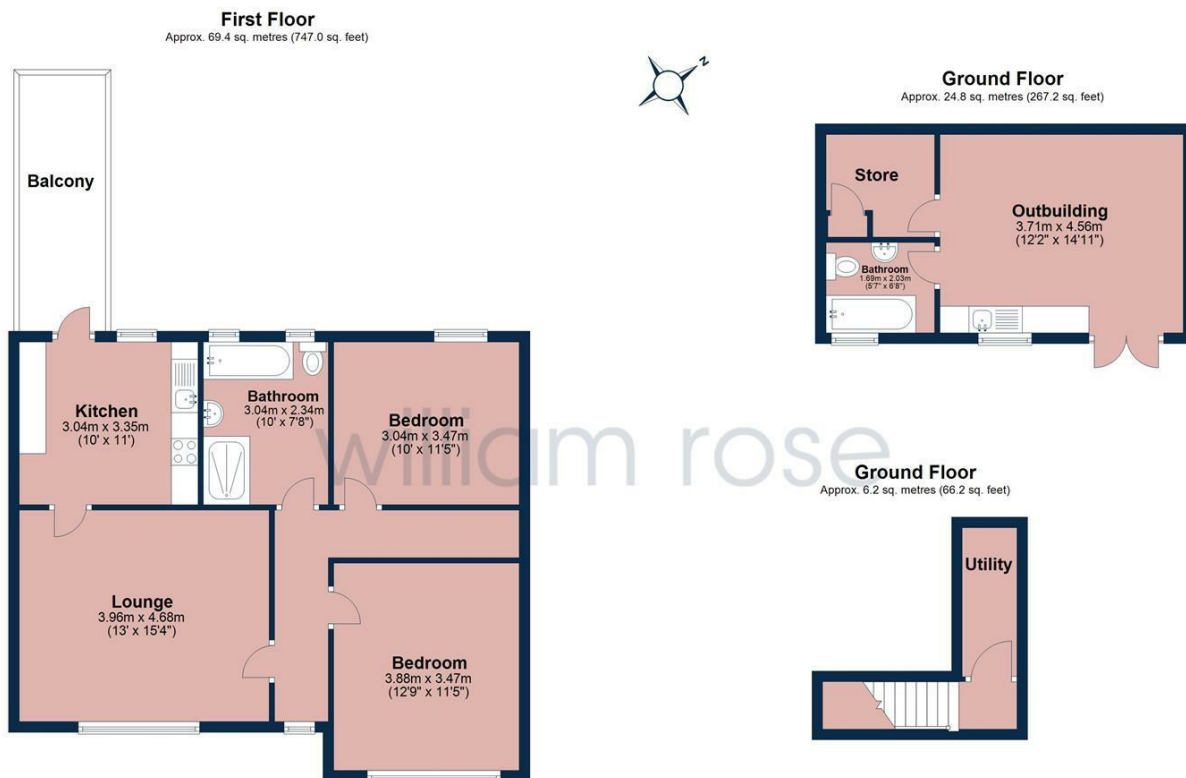
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



16 Roxwell Way, Woodford Green, IG8 7JY

Price Guide £425,000

- \*SOLD BY WILLIAM ROSE\*
- Separate fitted kitchen with access to private balcony
- Versatile outbuilding/annexe with its own bathroom
- Private driveway providing off-street parking
- Well positioned for local shops, amenities and green spaces
- Two-bedroom first floor maisonette
- Private rear garden
- Well-proportioned bedrooms
- Side access
- Convenient Woodford Green location close to transport links



Total area: approx. 100.4 sq. metres (1080.3 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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Roxwell Way

## 16 Roxwell Way, Woodford Green IG8 7JY

\*Guide Price £425,000 - £450,000\* Situated on the popular Roxwell Way in Woodford Green (IG8), this well-presented two-bedroom first-floor maisonette with a larger than usual outbuilding and a large private garden offers spacious and versatile accommodation, ideal for first-time buyers, downsizers or investors alike.



Council Tax Band: C



The property features a bright and generous lounge, two well-proportioned bedrooms, and a separate fitted kitchen with direct access to a private balcony, providing an excellent outdoor space for morning coffee or dining. The accommodation benefits from good natural light throughout. A key highlight of the property is the private rear garden, which includes a substantial outbuilding complete with its own bathroom and electric under floor heating. This versatile space is ideal for use as a home office, studio, gym, guest accommodation or hobby room, adding significant flexibility and value. The unique outbuilding has a pitched roof which leads to enhanced storage via the loft. Further benefits include a large private driveway for up to three cars, a modern family bathroom, recently installed composite decking and ample storage.

Woodford Green is a highly regarded residential area known for its leafy surroundings, excellent amenities and strong transport links. Roxwell Way is conveniently positioned close to local shops, cafes and everyday conveniences, with a wider selection available along Woodford High Road. The area is well served by Central Line stations at Woodford and South Woodford, providing direct access into The City and West End, making it popular with commuters. Road links via the A406, M11 and A12 offer easy access to surrounding areas. Woodford Green is also renowned for its excellent schools, both state and independent, and its proximity to open green spaces such as Epping Forest, Roding Valley Park and Claybury Woods — ideal for walking, cycling and outdoor activities. This property combines practical living space with outdoor versatility in a desirable location, making it an excellent long-term investment or home.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 179 years on completion (89 years currently with lease extension in process)

Service Charge: £134.64 last year (The estimate on the service charge is normally around £98/year, but fluctuates depending on what works get done)

Ground Rent: £10 a year

EPC Rating: C

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.