



## 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		75	80
(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. 140.4 m<sup>2</sup> ... 1511 ft<sup>2</sup> (excluding eaves)  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
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20 Arlington Road, Woodford Green, IG8 9DE

Price Guide £800,000

- \*Guide Price £800,000 - £850,000\*
- 1930's
- Solar Panels & Tesla Battery
- 0.2 miles from Churchfields Schools
- Two Bathrooms

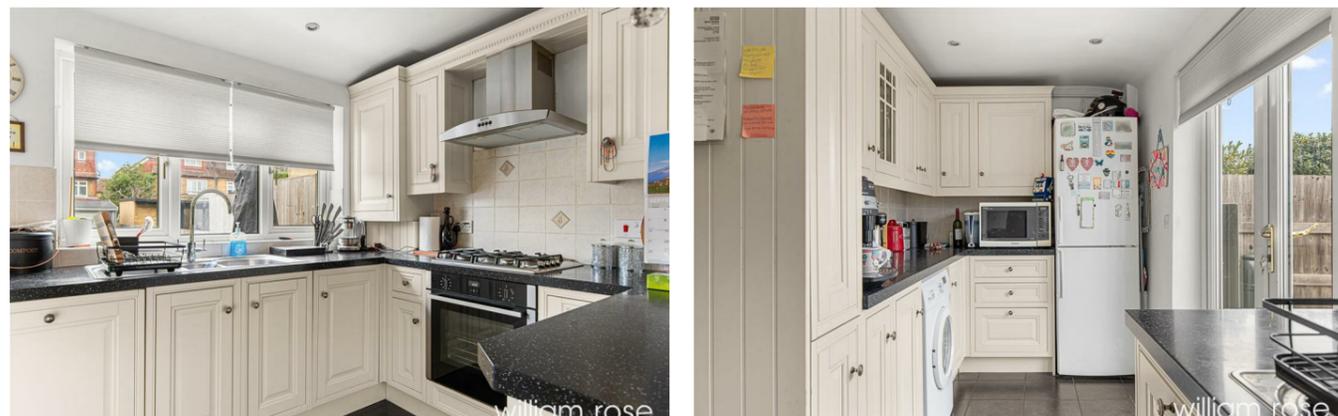
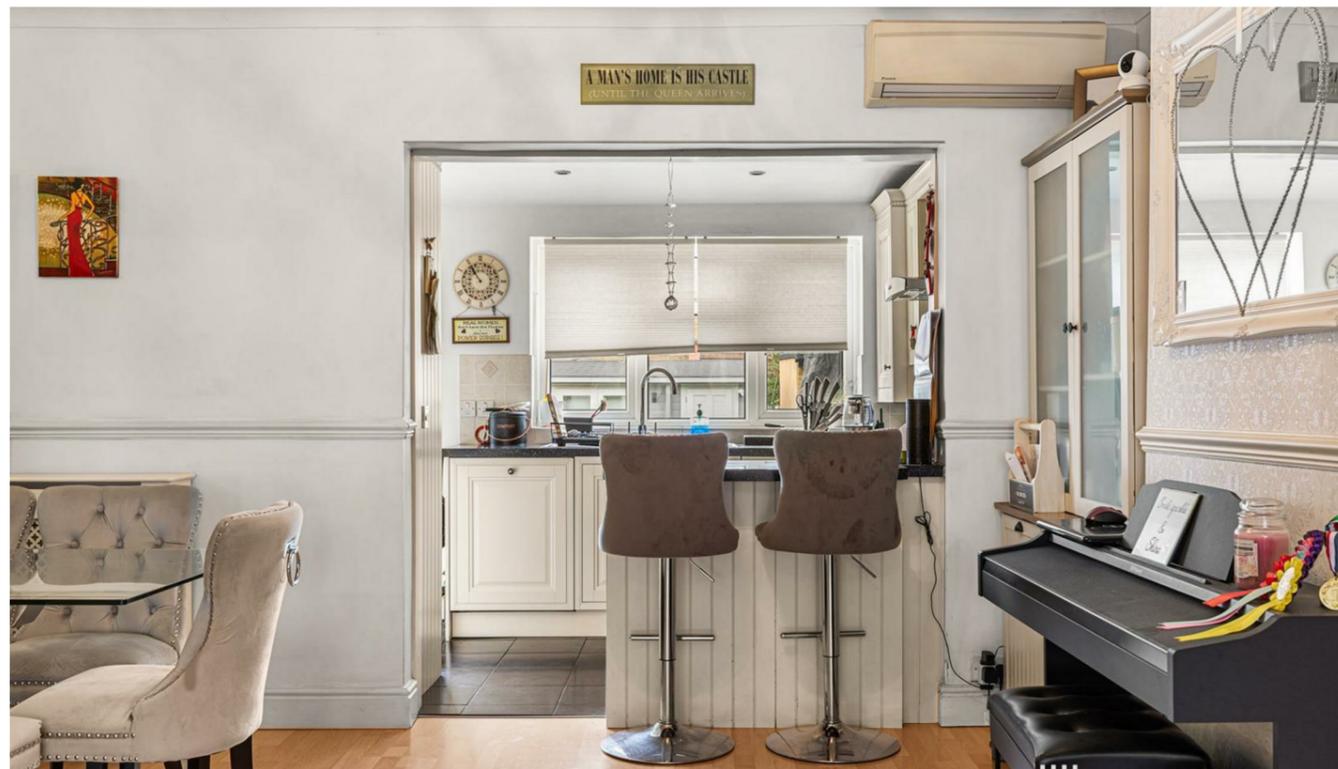
- Four Bedrooms
- Off-street parking
- Air-conditioning Throughout
- Garden Room + Storage
- Close to Amenities & Stations

## 20 Arlington Road, Woodford Green IG8 9DE

**\*Guide Price £800,000 - £850,000\*** This charming four-bedroom 1930s terraced house on Arlington Road offers a rare opportunity to secure a family home thoughtfully upgraded to suit contemporary family life, it features air-conditioning throughout, solar panels connected to a Tesla Battery – making it both comfortable and energy-efficient for years to come. Just 0.2 miles from the highly regarded Churchfields Primary School and within comfortable walking distance of both Woodford and South Woodford Central Line stations, this property is perfectly placed for families and commuters alike.



Council Tax Band: E



Inside, the property offers a spacious lounge with bay window leading through to a bright dining room, ideal for entertaining and family gatherings. The modern kitchen is well-appointed with ample storage and opens directly onto the rear garden, creating an easy flow for indoor-outdoor living. The first floor hosts three bedrooms and a stylish family bathroom, while the top floor is dedicated to a superb principal bedroom with en-suite and eaves storage. The generous garden leads to a fully insulated garden room, perfect for a home office, gym or creative space, with an additional cupboard providing extra storage. To the front there is also a driveway creating off-street parking for multiple vehicles.

Arlington Road is known for its quiet, tree-lined streets and a strong sense of community. Woodford Green itself offers a blend of suburban tranquillity and excellent local amenities, with an array of shops, cafes, and green spaces such as Epping Forest and the expansive Churchfields Park + Cavendish Avenue Park nearby. The area's excellent transport links provide easy access into the City and West End, while outstanding schools and local attractions such as the Queen Elizabeth Hunting Lodge add to its enduring family appeal.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: E

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.