

## Directions

## Viewings

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

## EPC Rating

D

| 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>                            |  | 62                      | 79        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



228 St. Barnabas Road, Woodford Green, IG8 7DR

Guide Price £800,000

- \*Guide Price £800,000 - £850,000\*
- Semi-detached
- Two bathrooms
- Side access
- Close to local amenities

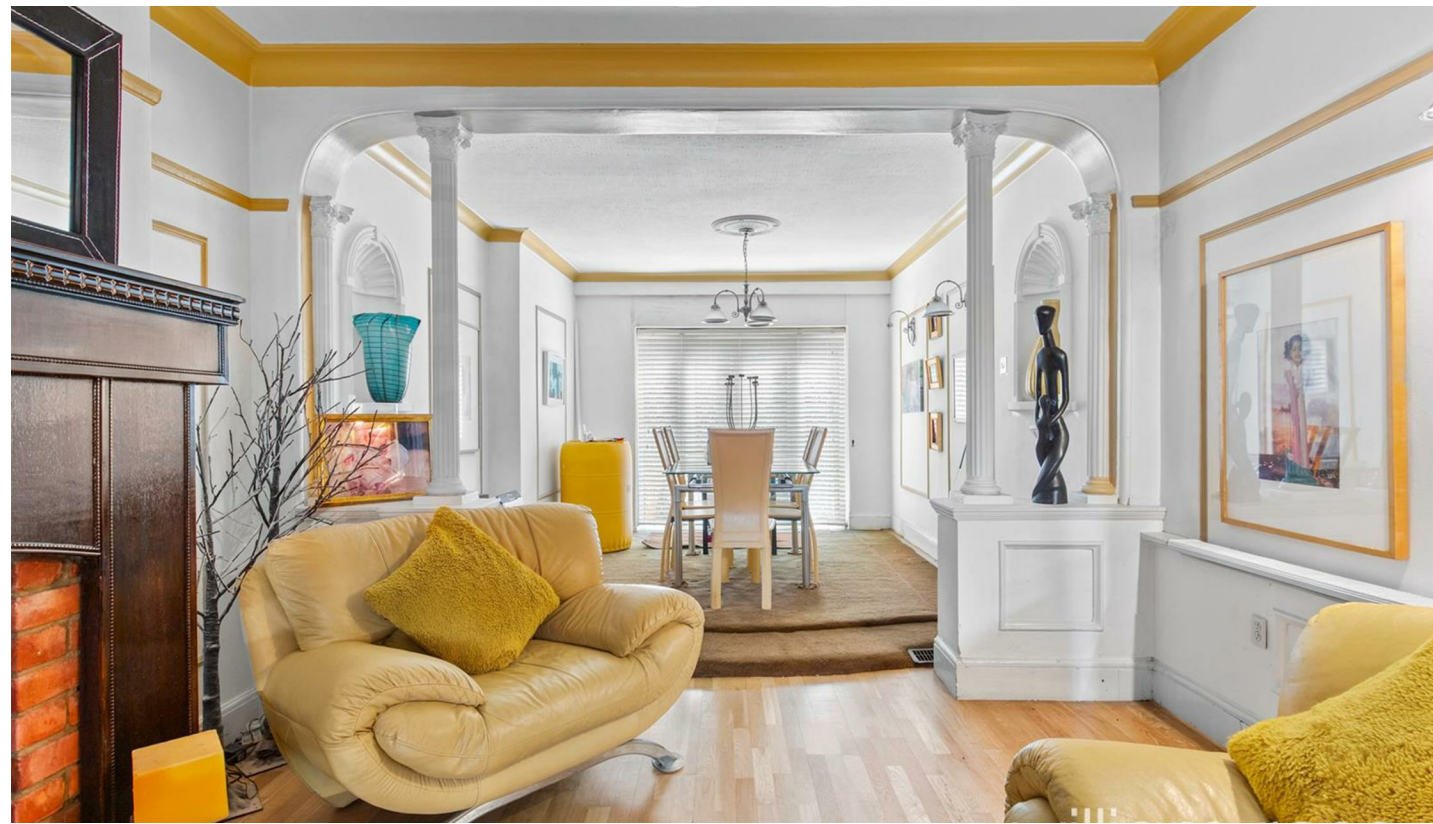
- Five bedrooms
- Four reception rooms
- Large driveway
- Catchment for Woodbridge School
- Walking distance to central line stations

# 228 St. Barnabas Road, Woodford Green IG8 7DR

\*Guide Price £800,000 - £850,000\* Positioned on the sought-after St. Barnabas Road in Woodford Green, this substantial five-bedroom semi-detached family home has been significantly extended to provide exceptionally spacious and versatile accommodation arranged over two floors. Offering an impressive balance of living and bedroom space, the property is perfectly suited to modern family life, with four reception rooms providing flexibility for formal entertaining, home working, playrooms or additional family areas. To the front, a large driveway provides ample off-street parking for multiple vehicles. The property is also ideally located within the catchment area for Woodbridge High School, rated Outstanding by Ofsted, whilst being within comfortable walking distance of both Woodford and South Woodford Central Line stations, offering convenient access into the City and West End.



Council Tax Band: E



The accommodation is entered via an enclosed porch leading into a welcoming entrance hallway. To the front of the property is a bright living room with a bay window, while a separate office provides an ideal work-from-home space. The ground floor continues with a spacious lounge area flowing through to a dining area overlooking the rear garden, creating an excellent space for family gatherings and entertaining. A further dining room sits centrally within the home and leads through to the fitted kitchen, complemented by a useful utility room and ground floor cloakroom. Upstairs, a central landing gives access to five well-proportioned bedrooms together with a family bathroom and separate WC. The layout offers excellent flexibility for growing families, with a range of bedroom sizes suitable for children, guests or additional home office use.

St. Barnabas Road is one of Woodford Green's popular residential roads, favoured by families for its convenient access to excellent local amenities, highly regarded schools and superb transport links. Residents enjoy easy access to the shops, restaurants and cafés of both Woodford and South Woodford, while Woodford and South Woodford Underground stations provide regular Central Line services into Central London. The area is particularly well known for its strong educational offering, including the highly regarded Woodbridge High School and a number of respected primary schools. Nearby Epping Forest offers extensive green open space for walking, cycling and outdoor recreation, making Woodford Green a consistently desirable location for families seeking a well-connected yet leafy suburban setting.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: E (Redbridge)

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.