



## 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) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**william rose**  
Hillington Gardens, IG8  
Approximate Gross Internal Floor Area : 322.74 sq m / 3474 sq ft  
Garden Room : 11.50 sq m/ 124 sq ft

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 2/10/2023



44 Hillington Gardens, Woodford Green, IG8 8QT

Guide Price £850,000

- \*SOLD BY WILLIAM ROSE\*
- Cellar
- Ample storage
- 3 bathrooms
- Close to popular schooling

- Garage and off street parking
- Large garden
- Quiet road
- Over 3400sq ft
- Large family house

## 44 Hillington Gardens, Woodford Green IG8 8QT

Located in the popular and highly sought after location in the Hill Farm Estate is this five bedroom semi-detached family house with 3400 sqft. Positioned within walking distance to all the local amenities, restaurants and cafés, as well as being within close walking distance of Beal High School.



Council Tax Band: F

Situated in the popular and highly sought after location in the heart of Woodford is this well presented five bedroom semi-detached house. The property is an ideal family house within a short walk of all the local amenities.

This home offers versatile living accommodation and offers 3400 sqft over 3 floors and cellar. The property has lounge leading to dining room, conservatory, fitted kitchen diner, utility room and cloakroom on the ground floor. There is ample storage with a cellar and garage. The first floor has 4 bedrooms with an en suite off the master bedroom. It has a good size landing and family bathroom. The top floor also benefits from having a bedroom with en suite shower room.

The exterior offers a well maintained 111ft rear garden with a raised decked area which offers lovely views over the garden and beyond. The front of the property provides off-street parking for multiple vehicles.

The family house is located on Hillington Gardens, a popular and highly sought after location in the Hill Farm Estate, close to all the local shops, restaurants, and cafés, as well as being within close walking distance of Beal High School. It is close to South Woodford and Redbridge underground stations as well as the A12 and M11 motorway providing great access in and out of the City

FREEHOLD  
Council Tax Band F – Redbridge  
EPC Rating D

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.

