william rose



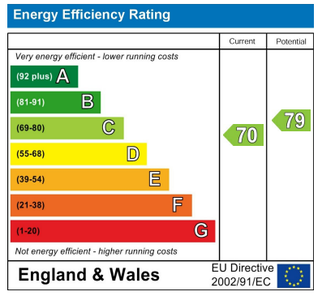
Directions

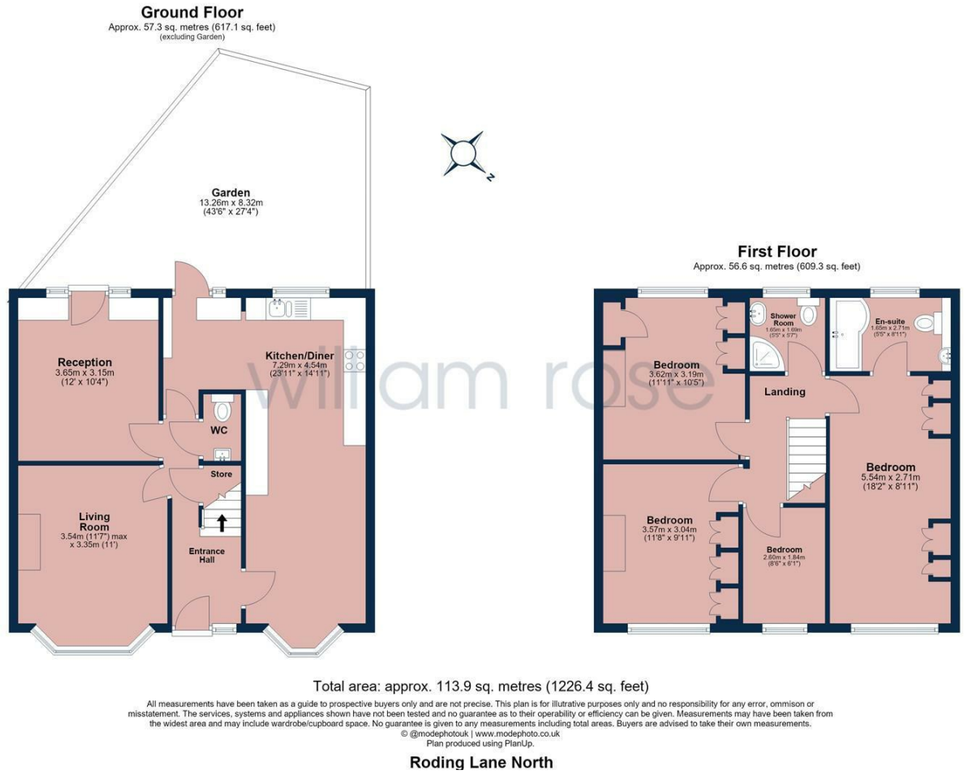
Viewings

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

EPC Rating

C













12 Roding Lane North, Woodford Green, IG8 8NR

Guide Price £600,000

- *Guide price £600,000 - £650,000*
- Two Separate Reception Rooms
- Principal Bedroom with En-Suite
- Ground Floor WC
- Artificial Lawn & Patio Area
- Four Bedroom Family Home
- Spacious Kitchen/Diner
- Additional First Floor Shower Room
- End of Terrace
- Close to Roding Primary & West Hatch Schools

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12 Roding Lane North, Woodford Green IG8 8NR

Guide price £600,000 - £650,000 Situated on Roding Lane North, this spacious four-bedroom end of terrace family home offers well-proportioned accommodation arranged across two floors, ideally positioned within easy reach of Chigwell Road's local amenities and the highly regarded Roding Primary School and West Hatch High School. Offering versatile living space, four bedrooms and a generous rear garden, this property presents an excellent opportunity for growing families looking to settle in a convenient and well-connected location.

4 | 2 | 2 | C | Council Tax Band: E







The ground floor comprises a welcoming entrance hall leading to two separate reception rooms, providing flexible spaces for both everyday family living and entertaining. To the rear, a spacious kitchen/diner offers ample room for cooking, dining and socialising, with direct access to the rear garden. A ground floor WC and useful storage cupboard complete the downstairs accommodation. Upstairs, the property boasts four bedrooms, including a generously sized principal bedroom benefiting from its own en-suite bathroom. The remaining bedrooms offer flexibility for family members, guests or a home office, while a separate shower room serves the rest of the first floor.

Externally, the property has a driveway creating off-street parking and enjoys a generous rear garden featuring artificial grass for easy maintenance, alongside a patio area ideal for outdoor dining, entertaining and relaxing during the warmer months.

Roding Lane North is conveniently located for a variety of local amenities, transport connections and well-regarded schooling options. The nearby Chigwell Road offers a selection of shops, cafés and everyday conveniences, while both Roding Primary School and West Hatch High School are within easy reach, making this an attractive location for families. Woodford and South Woodford provide further shopping, restaurants and Central Line connections into Central London. The surrounding area also benefits from access to open green spaces, including Roding Valley Park and Epping Forest, offering excellent opportunities for outdoor recreation and leisurely walks.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C
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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.