

## Directions

## Viewings

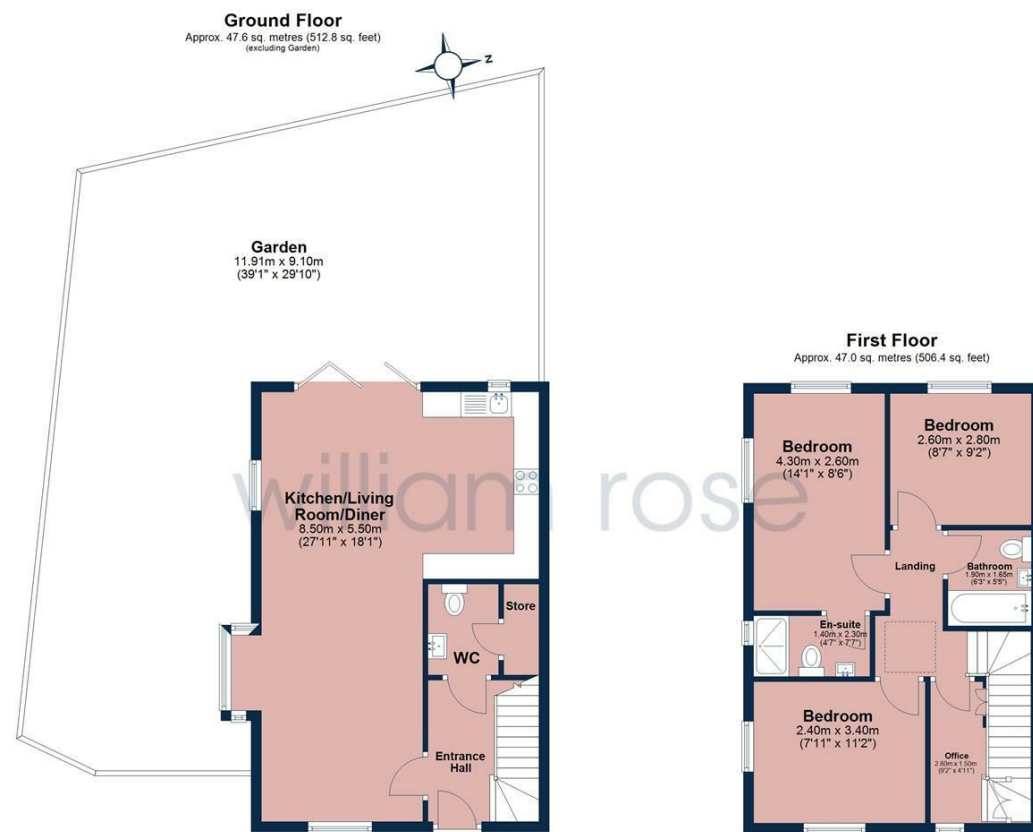
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



william rose



Total area: approx. 94.7 sq. metres (1019.2 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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Plan produced using PlotUp

Whitehall Road



189a Whitehall Road, Woodford Green, IG8 0RH

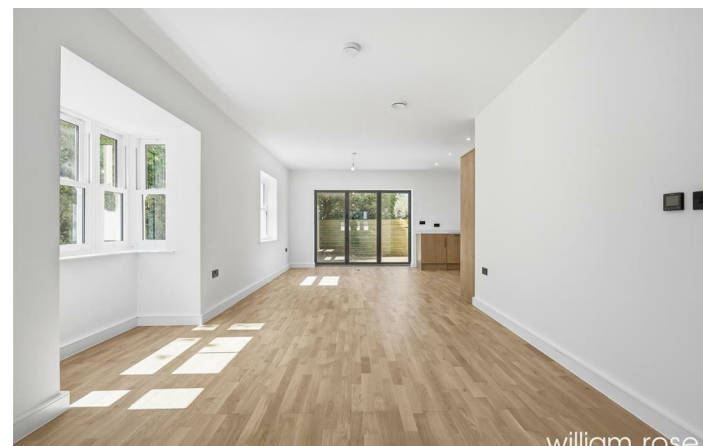
Asking Price £850,000

# 189a Whitehall Road, Woodford Green IG8 0RH

RARE TO THE MARKET. Set behind secure electric gates and positioned off Whitehall Road, this exceptional newly built three to four bedroom semi-detached home forms part of an private exclusive development of just two bespoke houses.



Council Tax Band: New Build



Designed with modern living in mind and finished to an excellent standard throughout, the property offers a rare opportunity to acquire a high-specification home in a sought-after Woodford Green location.

The ground floor is centered around a stunning open-plan kitchen, living and dining space, designed for contemporary living and entertaining. This bright and expansive area opens directly onto the private rear garden, creating a seamless indoor-outdoor feel. The kitchen is beautifully appointed with contemporary units and integrated appliances, while a separate WC, useful storage cupboard, and welcoming entrance hall complete the ground floor.

Upstairs, the first floor offers three well proportioned bedrooms, including a principal bedroom with its own en-suite, alongside a stylish family bathroom. In addition, a versatile extra room provides the flexibility to be used as a fourth bedroom, home office, or dressing room depending on your needs.

Externally, the property benefits from a private rear garden with side access and off-street parking for a number of cars, with the added convenience of an electric vehicle charging point. The development itself is accessed via electric gates with a video entry system, offering both privacy and security. Built with efficiency and comfort in mind, the home also features underfloor heating, PV solar panels and an MVHR (Mechanical Ventilation with Heat Recovery) system, ensuring a comfortable and energy-efficient living environment.

Whitehall Road is ideally positioned in Woodford Green, a highly sought-after area known for its blend of suburban charm and excellent connectivity. The property is within easy reach of Woodford and Buckhurst Hill Central Line Station and Chingford Main Line Station, providing direct access into the City and West End.

The area offers a wide range of local amenities, including boutique shops, cafés, restaurants, and supermarkets, as well as highly regarded schools such as Bancroft School, making it particularly popular with families. For those who enjoy the outdoors, Epping Forest is just a short distance

away, offering acres of green space, walking trails, and leisure activities.

## Property Information / Disclaimer

**\*DISCLAIMER\*** Some images 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.

FREEHOLD

EPC Rating: tbc

Council Tax Band: tbc

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.