

Directions

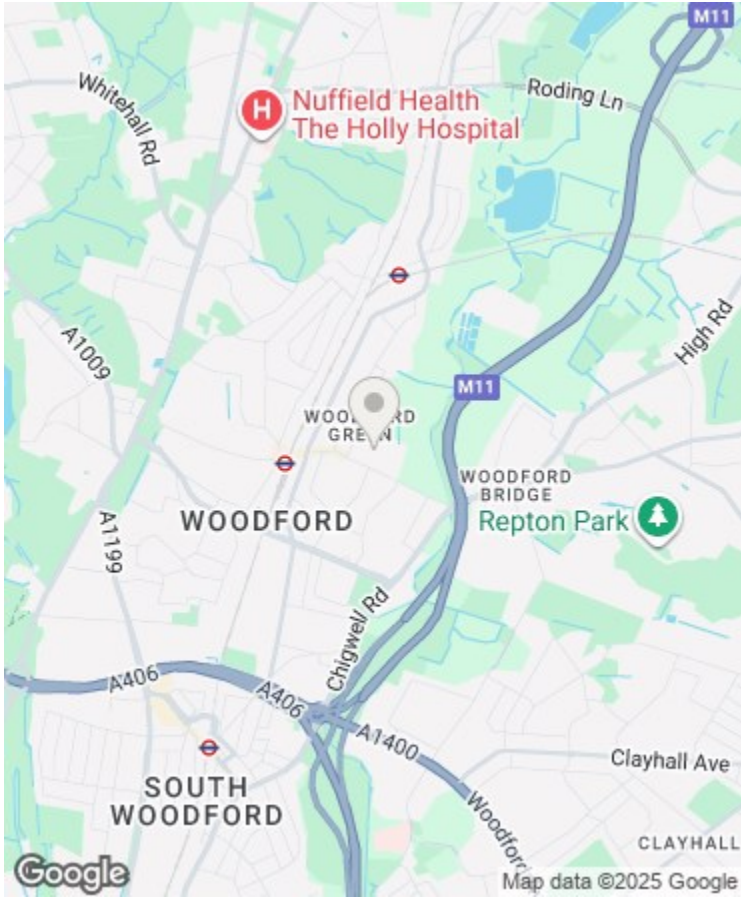
Viewings

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

EPC Rating

C

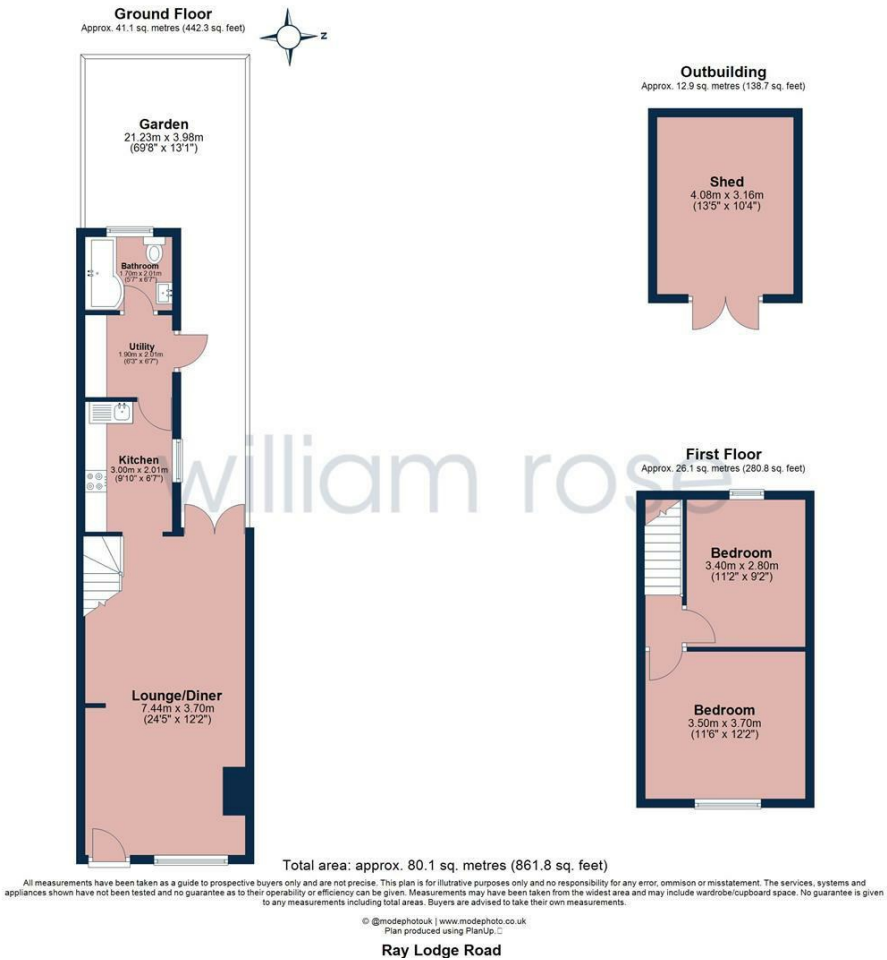
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



33 Ray Lodge Road, Woodford Green, IG8 7NX

Price Guide £475,000

- *Guide Price £475,000-£500,000*
- Victorian mid-terraced cottage
- Contemporary downstairs bathroom
- Patio for al-fresco dining
- Close to Woodford Station
- Two double bedrooms
- Modern fitted kitchen
- Large rear garden
- Versatile garden outbuilding
- Excellent local schooling nearby



33 Ray Lodge Road, Woodford Green IG8 7NX

Guide Price £475,000 - £500,000 Offered Chain Free and Located on the ever-popular Ray Lodge Road in Woodford Green, this charming two-bedroom mid-terraced Victorian cottage offers an ideal blend of character and modern convenience. Perfectly positioned for commuters and families alike, the property is within a short walking distance of Woodford Station, providing swift access to central London via the Central Line. The area is also well-regarded for its excellent local schooling options, making it a sought-after choice for those looking to settle in a friendly and well-connected neighbourhood.

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Council Tax Band: C



Upon entering through the front door, you're welcomed into a bright and spacious lounge/diner, offering ample space for both relaxation and entertaining. Towards the rear of the property lies a stylish, modern fitted kitchen, leading through to a useful utility area and a contemporary downstairs bathroom. The property further benefits from a large rear garden, benefitting from sun coverage for entirety of the day and complete with a patio area ideal for al-fresco dining in the warmer months. At the top of the garden sits a generously sized outbuilding, currently utilized as a year round garden office thanks to floor and roof insulation, alternatively offering fantastic potential as studio, gym space or additional bedroom.

Ray Lodge Road is situated in the heart of Woodford , an area known for its family-friendly atmosphere, green open spaces including the nearby Ray Lodge Park, and excellent transport links. The high street at Woodford offers a selection of independent cafes, restaurants, and essential amenities, while Epping Forest and the surrounding countryside provide beautiful walking and cycling routes for outdoor enthusiasts. This location continues to be a highly desirable choice for those seeking a peaceful suburban setting with easy access to the City.

Property Information / Disclaimer
FREEHOLD

EPC Rating: C
Council Tax Band: C (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.