

Directions

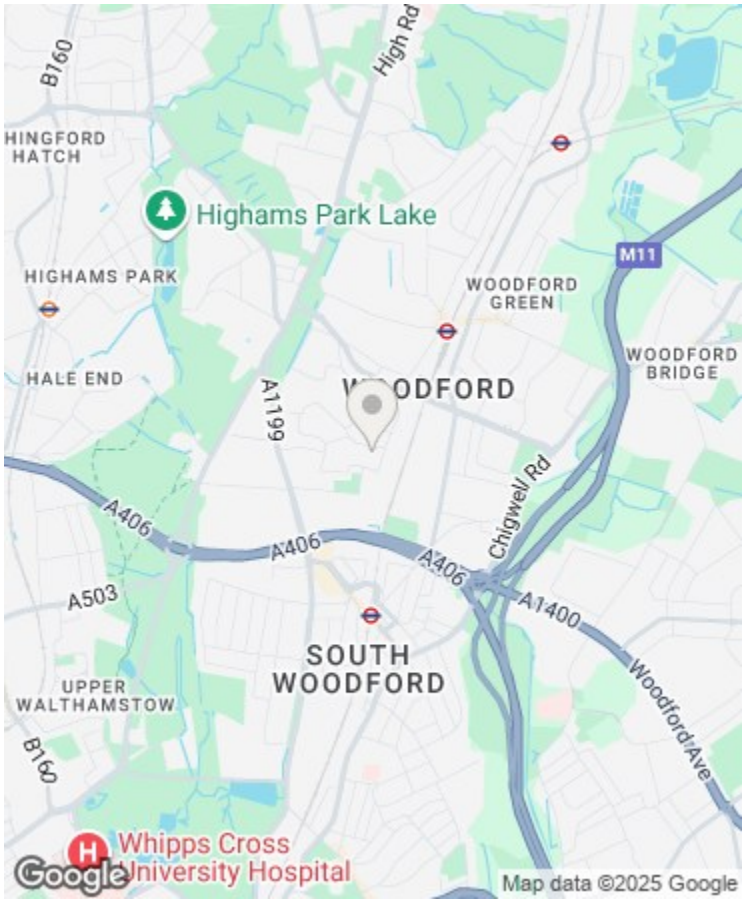
Viewings

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

EPC Rating

C

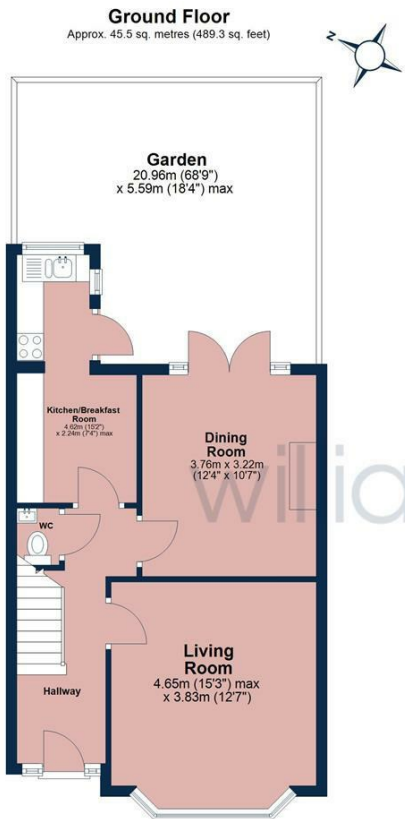
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



28 Arlington Road, Woodford Green, IG8 9DE

Price Guide £700,000

- Chain Free
- Three-bedroom 1930s terraced home
- 0.2 miles from Churchfields Primary School
- Excellent potential for loft conversion (STPP)
- Retains original features and charm
- *Guide Price £700,000 - £750,000*
- Located on the sought-after Laing's Estate
- Spacious living and dining areas
- Off-street parking via private driveway
- Walking distance to Woodford & South Woodford Stations



Total area: approx. 88.0 sq. metres (947.7 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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Arlington Road

28 Arlington Road, Woodford Green IG8 9DE

Guide Price £700,000 - £750,000 Located on the highly sought-after Laing’s estate in the heart of Woodford Green, this charming three-bedroom 1930s terraced house on Arlington Road offers a rare opportunity to secure a family home with immense potential. Just 0.2 miles from the highly regarded Churchfields Primary School and within comfortable walking distance of both Woodford and South Woodford Central Line stations, this property is perfectly placed for families and commuters alike.

 3

 1

 2

 C

Council Tax Band: E



Step through the front door into a welcoming hallway, leading into a spacious and character-filled living room featuring a bay window that floods the space with natural light. Moving through the hallway, you'll find a handy downstairs WC before entering the bright and versatile dining room with French doors opening out to the generous garden. Adjacent is a kitchen/breakfast room offering garden access and scope for modernisation. Upstairs, the property offers three well-proportioned bedrooms and a spacious shower room. The home retains many of its original features and period charm, with scope to extend to the rear and into the loft (subject to planning permission), making it an ideal long-term home for growing families. Further benefits include off-street parking via a private driveway and a 68ft garden perfect for outdoor entertaining or future expansion.

Arlington Road is set within the desirable Laing’s estate, known for its quiet, tree-lined streets and a strong sense of community. Woodford Green itself offers a blend of suburban tranquillity and excellent local amenities, with an array of shops, cafes, and green spaces such as Epping Forest and the expansive Churchfields Park + Cavendish Avenue Park nearby. The area's excellent transport links provide easy access into the City and West End, while outstanding schools and local attractions such as the Queen Elizabeth Hunting Lodge add to its enduring family appeal.

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.