

Directions

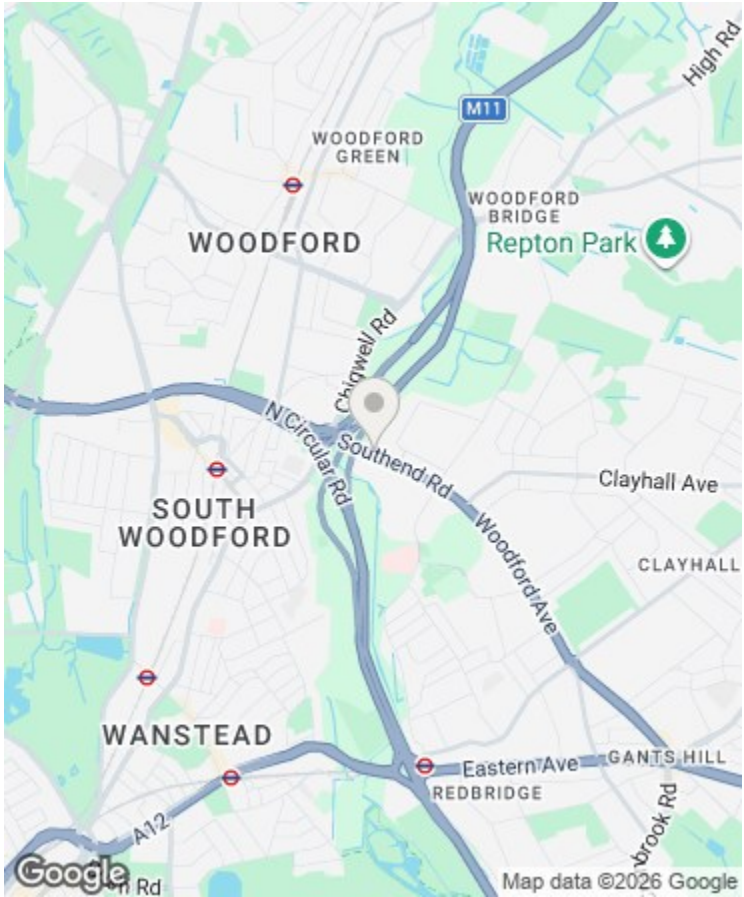
Viewings

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		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



1 Lechmere Approach, Woodford Green, IG8 8QE

Guide Price £750,000

- *Guide price £750,000 - £800,000*
- Detached
- Two bathrooms
- Large driveway
- Close to amenities & schools
- Four bedrooms
- Significant potential to extend (STPP)
- Generous rear garden
- Detached garage
- Open green spaces close by

1 Lechmere Approach, Woodford Green IG8 8QE

Guide price £750,000 - £800,000 Positioned on the popular Lechmere Approach, Woodford Green, is this substantial four-bedroom detached family home offering an exciting opportunity for a purchaser looking to modernise and create a home to their own specification. Set on a generous plot with a particularly impressive rear garden, the property also offers considerable scope for extension to the side, rear and into the loft, subject to obtaining the necessary planning permission and consents (STPP).

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 1

 D

Council Tax Band: F



The property is approached via a front garden and entrance porch, opening into the ground-floor accommodation. To the front is a separate kitchen/breakfast room, while the principal living space extends through much of the ground floor, providing a generous lounge which leads into a separate dining area overlooking the rear garden. There is also the useful addition of a ground-floor shower room. Although the property would benefit from modernisation, the existing layout provides an excellent foundation from which to create a superb contemporary family home. The generous plot and configuration of the house offer particularly exciting possibilities for those looking to substantially increase both the living and bedroom accommodation, subject to the necessary consents.

Upstairs, the first floor provides four bedrooms together with a family bathroom. The loft also presents further potential for conversion, subject to obtaining the necessary planning permission and consents (STPP). Outside is where the property really comes into its own. The exceptionally generous rear garden provides an increasingly rare amount of outside space and offers enormous potential for families, entertaining and future landscaping. A detached garage sits within the garden, while the width and depth of the overall plot further enhance the property's potential.

Property Information / Disclaimer

FREEHOLD
EPC Rating: D
Council Tax Band: F (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.