



## 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			85
(81-91) B			
(69-80) C		70	
(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	



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 wardrobes/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 PlanUp.

**The Hawthorns**



## 5 Hawthorns, Woodford Green, IG8 0RN

Price Guide £575,000

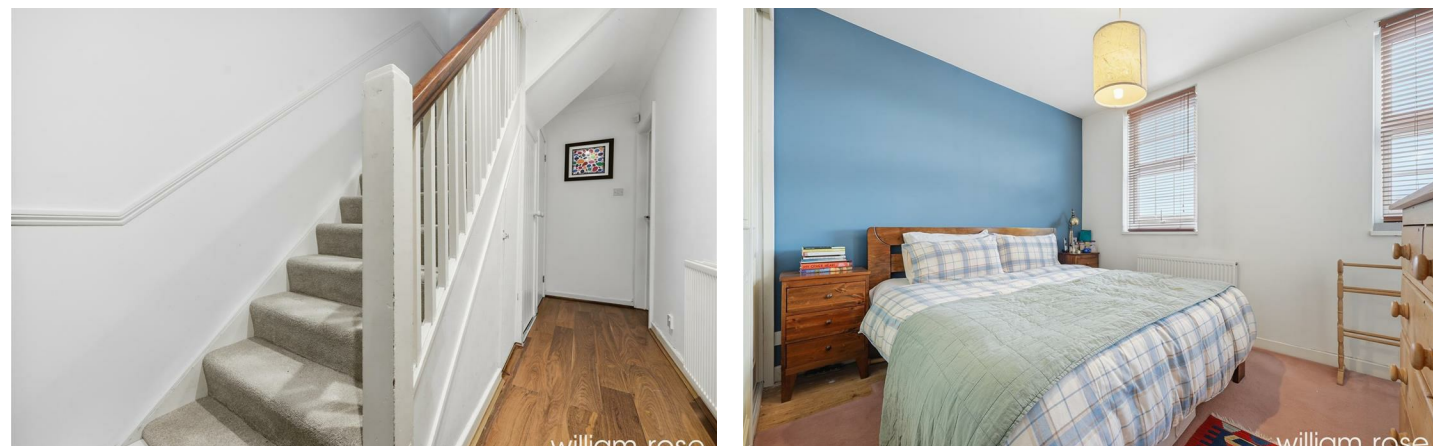
- \*SOLD BY WILLIAM ROSE\*
- Modern Fitted Kitchen
- Two Bathrooms
- Rear Garden
- Catchment for Schools
- Three bedrooms
- Lounge / Diner
- Off-street Parking
- Close to Epping Forest
- Ample Storage

## 5 Hawthorns, Woodford Green IG8 0RN

\*Guide Price £575,000 - £600,000\* Set within the highly sought-after Hawthorns development in Woodford Green, this beautifully presented three-bedroom townhouse offers spacious and flexible living across three floors. The Hawthorns is ideally situated for access to the stunning open spaces of Epping Forest and within close proximity to several excellent schools, including the renowned Bancroft's School — right on your doorstep.



Council Tax Band: E



The property offers a generous open-plan lounge and dining area filled with natural light, alongside a well-equipped modern kitchen. On the second floor, there are two well-proportioned bedrooms, including a principal bedroom with fitted storage, and a contemporary family bathroom. The ground floor provides a further bedroom & downstairs shower room. The property also benefits from off-street parking and good storage options throughout.

Hawthorns is a peaceful residential enclave in the heart of Woodford Green, known for its leafy surroundings and family-friendly atmosphere. The area offers excellent transport links via Woodford and South Woodford Underground stations, providing quick access to Central London. Residents enjoy nearby green spaces including Epping Forest and Knighton Woods, while Woodford High Road offers a range of cafés, restaurants, and boutique shops. With top-rated schools such as Bancroft's, St. Aubyn's, and Wells Primary close by, this location perfectly combines suburban tranquillity with urban convenience.

### 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.