

Directions

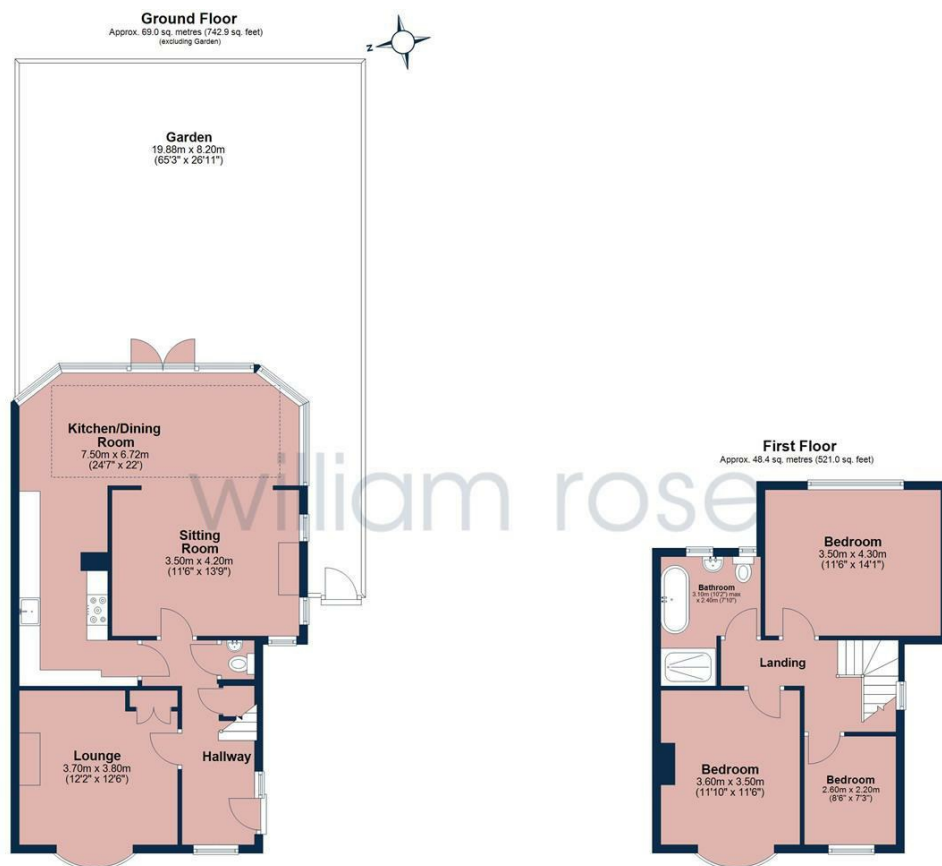
Viewings

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			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 117.4 sq. metres (1263.9 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/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Shenfield Road



17 Shenfield Road, Woodford Green, IG8 9AR

Guide Price £800,000

- Guide Price £800,000 - £850,000
- Carriage driveway parking
- Landscaped rear garden
- Good size family room to the rear
- Many stunning features

- 3 bedroom semi detached
- Excellent condition throughout
- Popular residential road
- Close to Churchfields School
- Short walk to Woodford station

17 Shenfield Road, Woodford Green IG8 9AR

£800,000 - £850,000 -- A truly unique and beautifully presented three bedroom semi detached home, set on the ever-popular Shenfield Road, boasting a stunning garden, eye-catching frontage and carriage driveway.



Council Tax Band: E



This attractive home immediately stands out with its charming kerb appeal, set behind a carriage drive providing ample off-street parking. The property has been thoughtfully extended to the rear, creating a superb balance of character and modern living.

Upon entering, you are welcomed by a bright entrance hall leading through to a comfortable front lounge, ideal for relaxing evenings. To the rear, the property opens up into a stunning kitchen/dining space, forming the heart of the home. This impressive area is perfect for both family life and entertaining, with direct access onto the garden and an adjoining sitting area creating a versatile and sociable layout.

Upstairs, the first floor offers three well-proportioned bedrooms arranged around a feature central landing, along with a stylish family bathroom, all presented in excellent condition throughout.

Externally, the property truly excels. The rear garden is a standout feature, beautifully landscaped and offering a wonderful mix of patio and lawn areas, ideal for entertaining, dining, and family enjoyment. The overall plot provides a sense of privacy and tranquility rarely found.

Shenfield Road itself is highly regarded, offering a peaceful residential setting whilst still being within easy reach of excellent amenities. Woodford Central Line station provides direct access into the City and West End, making commuting simple, while the area is surrounded by beautiful green open spaces including Epping Forest and the local parks. Families are particularly drawn here thanks to the outstanding schools nearby, boutique shops, cafés, and the strong sense of community that Woodford Green has long been known for.

Property Information / Disclaimer
FREEHOLD

EPC Rating: D
Council Tax Band: Redbridge band E

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.