

Directions

Viewings

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

EPC Rating

D

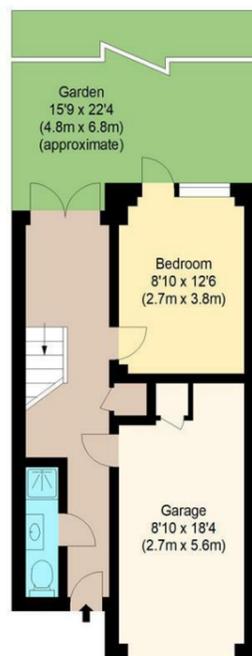
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



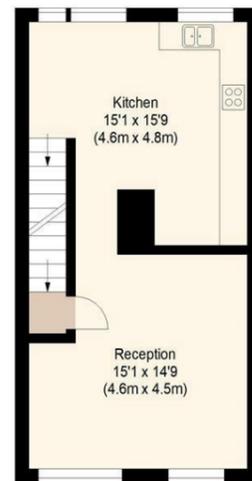
6 Ashdon Close, Woodford Green, IG8 0EF

Offers Over £600,000

- Four Bedrooms
- Integral Garage & Driveway
- Well-proportioned Bedrooms
- Low-Maintenance rear garden
- Ideal location for commuters
- Townhouse
- Two Bathrooms
- Air-conditioning in Main Bedroom & Reception Room
- Modern Fitted Kitchen/Diner with Underfloor heating
- Close to local amenities and schools



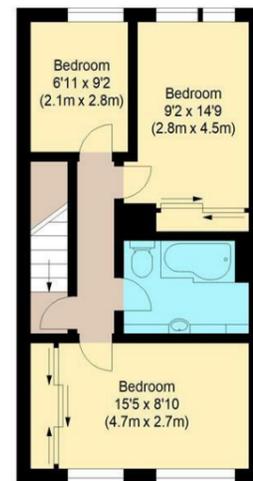
Ground Floor



First Floor

Ashdon Close IG8

Approximate Gross Internal Floor Area : 116.22 sq m / 1251 sq ft
Garage : 14.40 sq m / 155 sq ft



Second Floor



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 24/1/2025

6 Ashdon Close, Woodford Green IG8 0EF

Located in the highly desirable area of Woodford Green, on the borders of the prestigious Monkams Estate, Ashdon Close combines peaceful residential living with outstanding convenience. Positioned in a quiet, family-friendly cul-de-sac, this property offers a safe and welcoming community atmosphere, ideal for families or those seeking a tranquil lifestyle.



Council Tax Band: D



The home is within walking distance of the central line at Woodford Station, providing quick and easy connections into central London in under 30 minutes – perfect for commuters. For nature lovers, the nearby Epping Forest offers a wealth of walking and cycling trails, providing a green escape just moments away. Residents will also enjoy proximity to well-regarded schools, vibrant high streets, and an array of local amenities, including supermarkets, independent shops, cafes, and restaurants.

This beautifully presented four-bedroom terraced townhouse has been thoughtfully designed for modern family living, offering both practicality and comfort across three well-laid-out floors. As you enter you are greeted with a welcoming and spacious hallway with ample storage space leading to a modern shower room with underfloor heating. A versatile fourth bedroom/home office opens onto the private rear garden, making it ideal for guests, working from home, or multi-generational living. The integral garage, currently used for storage, could be converted into additional living space (subject to permissions). On the first floor a bright and airy reception room provides the perfect space for relaxation, with modern air conditioning ensuring year-round comfort. A stylish kitchen/diner with contemporary fittings, underfloor heating, and ample space for family meals and entertaining. The second floor houses three well-proportioned bedrooms, including a master bedroom with air conditioning, providing flexible living spaces for a growing family. As well as recently updated family bathroom with underfloor heating, offering luxury and comfort. Additional Features include a low-maintenance rear garden with patio, perfect for outdoor dining and featuring convenient rear access. Off-street parking on a private driveway. Double glazing and efficient heating systems throughout, offering comfort and energy savings.

This property strikes the perfect balance between suburban tranquillity and connectivity. The quiet cul-de-sac offers privacy and peace of mind for families with children, while the excellent transport links and proximity to local amenities ensure convenience at every turn. Woodford Green's community is highly sought-after due to its blend of green spaces, excellent schools, and

thriving local businesses. The area caters to diverse lifestyles, from those seeking outdoor adventures in Epping Forest to those enjoying the high street's bustling charm.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: D (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.