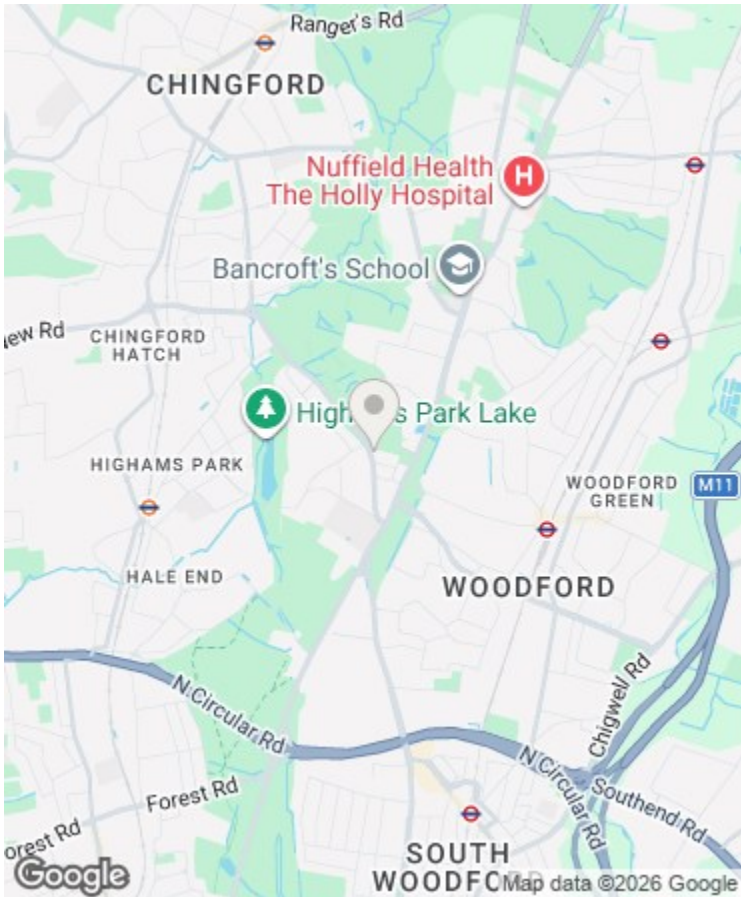




Directions

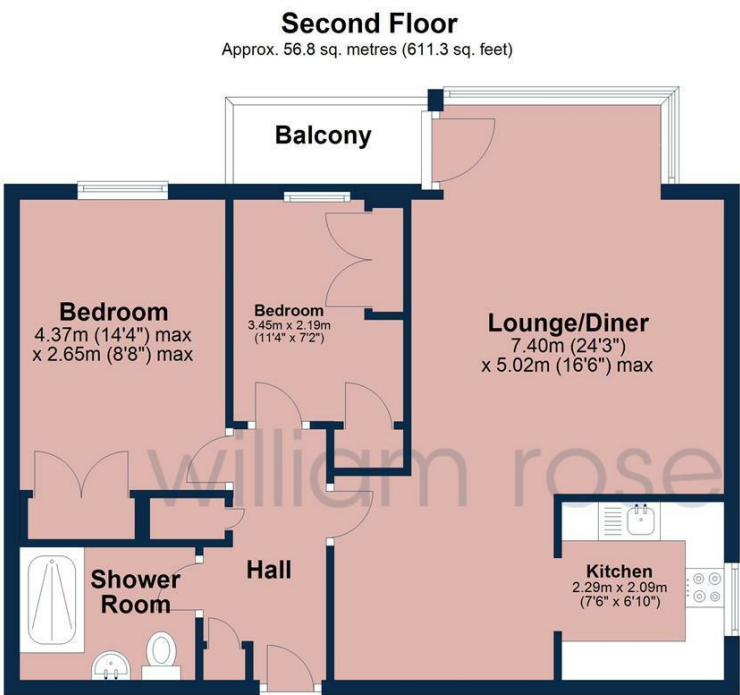
Viewings

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	79	82
(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	



Total area: approx. 56.8 sq. metres (611.3 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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Plan produced using PlanUp.

Village Heights



44 Village Heights, Chingford Lane, Woodford Green, IG8 9QQ

Asking Price £325,000

- *CHAIN FREE*
- Two bedrooms
- Lift access
- 24-hour emergency careline response system
- Spacious lounge/diner
- Available to residents aged 65 or statutory retirement age (55+)
- Top floor apartment
- Balcony
- Landscaped communal gardens
- Shower room

44 Village Heights, Woodford Green IG8 9QQ

Sold off-market prior to marketing If you are interested in similar homes or have a similar property to sell please do reach out.* This immaculately presented two bedroom retirement property located on Chingford Lane, Woodford Green. Ideally located for local amenities, public transport and green spaces.



Council Tax Band: E



The property is accessed via a welcoming entrance hall which leads through to an impressive open-plan lounge and dining area, creating a fantastic space for both everyday living and entertaining. From here, doors open onto a private balcony, providing an enjoyable outdoor seating area with elevated views. The separate kitchen is conveniently positioned off the living space and offers a practical layout with ample storage and worktop space. There are two well-proportioned bedrooms, including a spacious principal bedroom with built-in storage, while the second bedroom is equally versatile and could be used as a guest room, home office or nursery. A modern shower room completes the accommodation.

Village Heights is highly popular among downsizers for its prime location close to Woodford High Road and a variety of local amenities. The development is set within beautifully landscaped gardens that include manicured lawns, mature trees, and two picturesque ponds separated by a rock garden, creating a tranquil setting for residents.

Property Information / Disclaimer

LEASEHOLD

Lease Length: tbc

Service Charge: tbc

Ground Rent: tbc

EPC Rating: C

Council Tax Band: E (Waltham Forest)

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.