



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		88
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose

Mill Lane, IG8

Approximate Gross Internal Floor Area : 143.69 sq m / 1547 sq ft



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: 17/7/2023



5 Mill Lane, Woodford Green, IG8 0UN

Guide Price £700,000

- 5 bedroom period home
- Full of features
- Short walk to Lake and forest
- 2 en suites shower rooms
- Ground floor W.C
- Edwardian property
- Bright and airy
- Easy Access to Woodford and Highams Park
- 17ft kitchen diner
- Close to station

5 Mill Lane, Woodford Green IG8 0UN

This attractive 5 bedroom extended Edwardian house is in excellent condition throughout and a short walk to Woodford Central Line Station, Epping forest, Highams Park, High Road shops and restaurants. Offers many period features and full of character. No chain.

5

3

3

D

Council Tax Band: D



Set back off Chingford Lane and Mill Lane is this spectacular 5 bedroom Edwardian house. The property has been extended to a high specification and is in good condition throughout. The property is full of charm and has huge kerb appeal with its period brick finish.

This elegant home benefits from a large bright and airy through lounge which can be split into reception rooms, fitted kitchen diner and ground floor W.C. The property offers good size accommodation over 3 floors and has many period features. The first floor offers 3 double bedrooms and family bathroom. The top floor has 2 further bedrooms and en suite shower rooms. There is a well portioned garden with patio area and lawn with shrubs, which is perfect for enjoying those summer days and entertaining.

The property truly offers the best of both worlds, being on the cusp of amazing open green spaces such as Epping Forest, whilst at the same time having many restaurants, cafes, pubs, shops and all Woodford Green has to offer on its doorstep.

Mill Lane is a popular residential road which is perfect for commuters who travel into London via the Central Line or Highams Park overground. Woodford station is only a few minutes' walk and goes directly into Liverpool Street and the West End stations. Highams Park is a short walk away and is a beautiful park and lake for the whole family to enjoy. There are many sought-after, popular schools within close proximity such as Woodford Wells Primary school.

EPC - D
Waltham Forest - band D
FREEHOLD

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.