



Directions

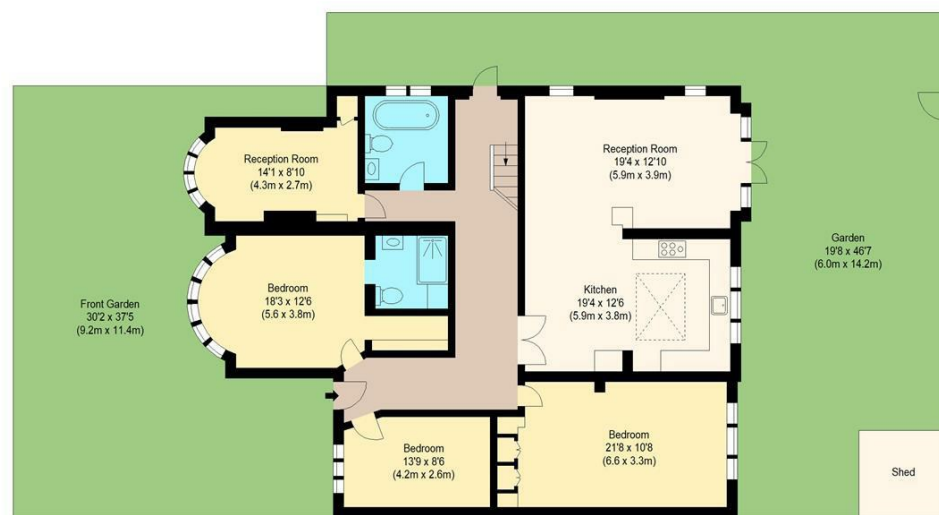
Viewings

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

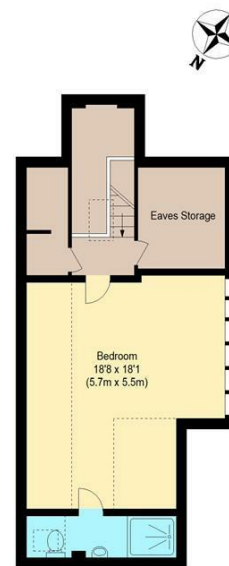
EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

william rose
Newlands Road, IG8

Approximate Gross Internal Floor Area : 213.76 sq m / 2301 sq ft
Garage/ Shed : 6.22 sq m / 67 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.

ipaplus.com

Date: 29/11/2024



15 Newlands Road, Woodford Green, IG8 0RS

Offers Over £850,000

- *SOLD BY WILLIAM ROSE*
- Excellent condition
- Popular Road
- Over 2300 sqft
- Stunning views to rear aspect
- Backing onto the forest
- Off street parking
- Fitted kitchen diner
- 3 bathrooms
- Good size garden

15 Newlands Road, Woodford Green IG8 0RS

Nestled in the highly sought-after Newlands Road in the heart of Woodford, this spacious and versatile 4/5 bedroom semi-detached bungalow offers the perfect blend of contemporary living and family-friendly charm. With well-proportioned rooms, a thoughtful layout, and fantastic potential, this property is ideal for growing families, multigenerational living, or those seeking single-storey convenience.



Council Tax Band: D



Upon entering, you're greeted by a welcoming hallway leading to multiple living spaces, including a bright and airy reception room with ample space for both relaxing and entertaining. The modern kitchen offers functionality and style, with plenty of storage and preparation space, while still maintaining the opportunity to add your own personal touch. The property boasts four generously sized bedrooms and further reception room, each offering comfortable living with versatile options for guest rooms, nurseries, or dedicated home offices. There are two bedrooms which offer en suite shower rooms. The mature rear garden has been loved and cared for the benefit of backing on to Epping Forest. There is patio area where you can enjoy alfresco dining during those sunny days in such a tranquil setting. The front of the property boasts a well-maintained front garden and off-street parking ensuring ease of access and convenience.

Newlands Road is within easy access of local amenities and leafy green areas. There are also local shops, cafes and restaurants at the nearby Woodford High Road, Buckhurst Hill's Queens Road and North Chingford Station Road. This sought after location is within walking distance to a couple of stations, perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it is good schools that you are looking for, this area offers an excellent choice of both private and state schools, making this beautiful home ideal for a family to settle down in.

There are many open green spaces within a short walk such as Epping Forest and Chingford Plains where the whole family can enjoy the great outdoors.

FREEHOLD
EPC D
Council Tax Band - Redbridge - 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.