

Directions

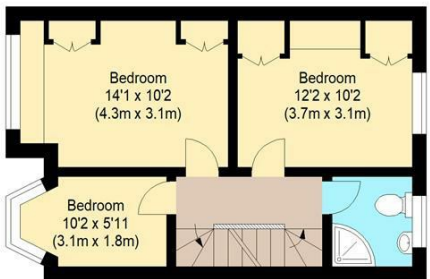
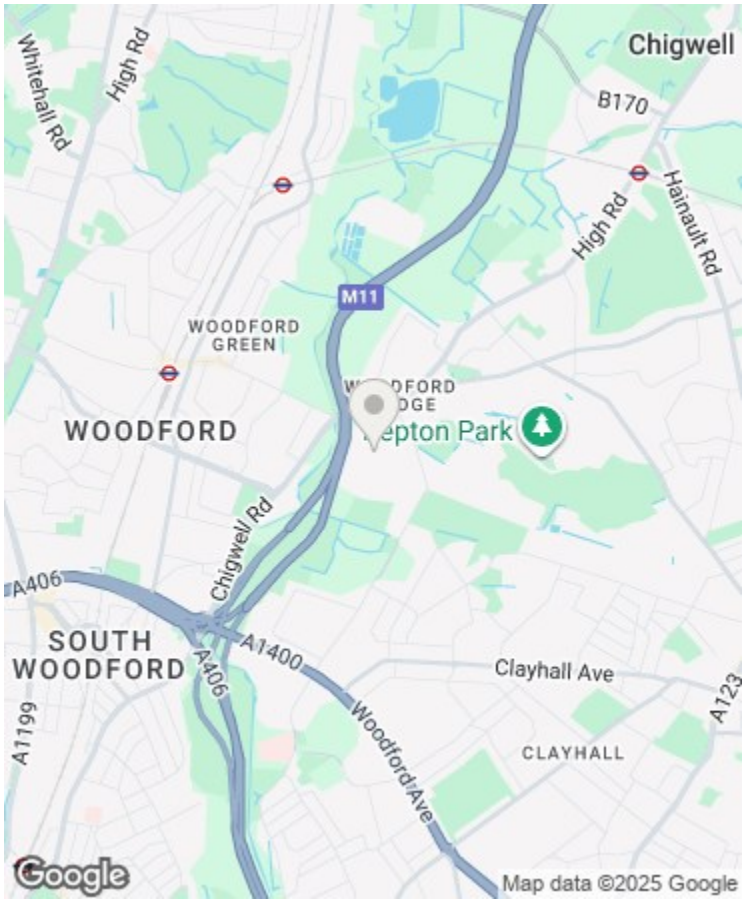
Viewings

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

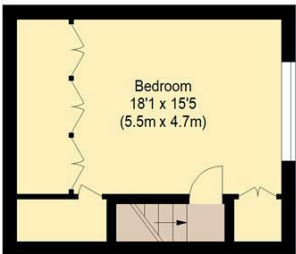
EPC Rating

D

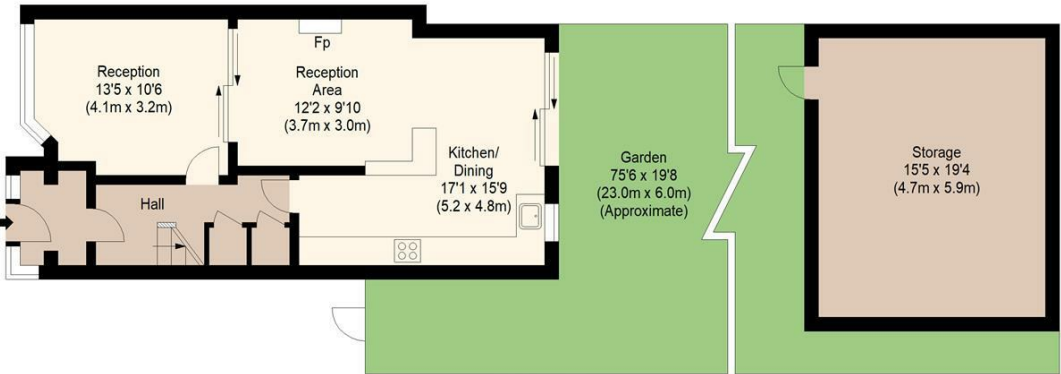
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Second Floor



Ground Floor

william rose

Canfield Road, IG8

Approximate Gross Internal Floor Area : 123.46 sq m / 1329 sq ft
Storage : 28.33 sq m / 305 sq ft



35 Canfield Road, Woodford Green, IG8 8JL

Asking Price £585,000

- ***CHAIN FREE***
- Semi-Detached,
- Approx. 75ft rear garden,
- Off-Street Parking
- Close to Amenities,
- Four Bedrooms,
- Spacious Through Lounge/Diner,
- Large Storage Shed,
- Fitted Kitchen,
- Walking Distance to Schools.

35 Canfield Road, Woodford Green IG8 8JL

Welcome to Canfield Road, a charming semi-detached family home with modern conveniences, featuring four bedrooms, two reception rooms & a large rear garden. Offered with NO ONWARD CHAIN.

 4

 1

 2

 D

Council Tax Band: E



As you step inside, you are welcomed by an entrance porch & hallway with access to a spacious through lounge/diner which can be separated via sliding doors offering versatile living spaces perfect for entertaining or relaxing. The property boasts four generously sized bedrooms, modern shower room and fitted kitchen is with access directly out onto the garden.

Outside, you'll find a 75ft rear garden (approx.), providing a tranquil escape from the hustle and bustle of everyday life. The property also includes an outside storage shed to the rear of the garden with access onto the service road behind Canfield Road. This would be ideal to be converted into an outside office or making a large garage (subject to obtaining necessary permissions) . With parking for one vehicle, this home offers both comfort and practicality. Don't miss the opportunity to own a piece of history with this stunning Victorian property.

Located in a desirable area, Canfield Road offers more than just a beautiful home. The neighbourhood is renowned for its friendly community and excellent amenities, including top-rated schools, local shops, and parks. The area is well-connected with public transport options, making commuting a breeze. Enjoy the perfect blend of peaceful suburban living with easy access to the vibrant city life nearby.

FREEHOLD
EPC - D
Council Tax - 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.