

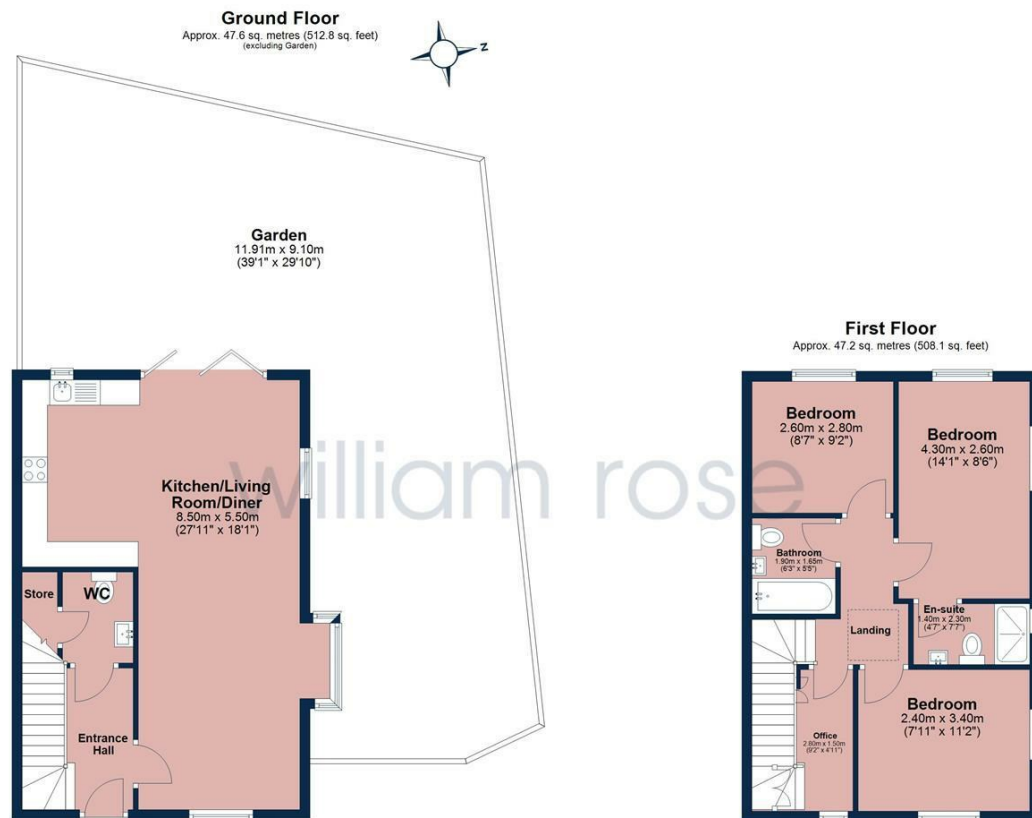
## Directions

## Viewings

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

## EPC Rating

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



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 PlanIt

Whitehall Road



189b Whitehall Road, Woodford Green, IG8 0RH

Guide Price £800,000

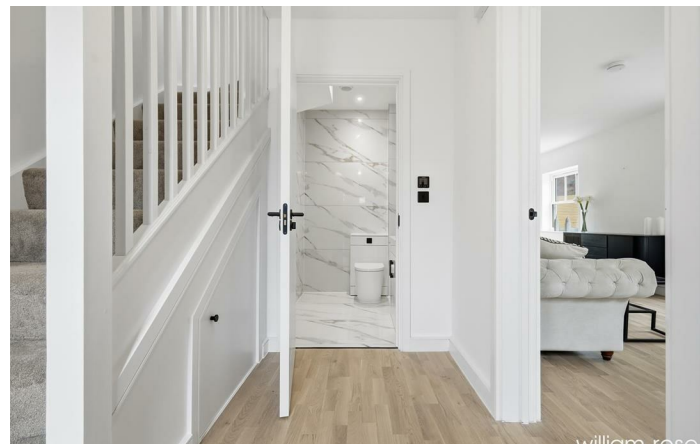
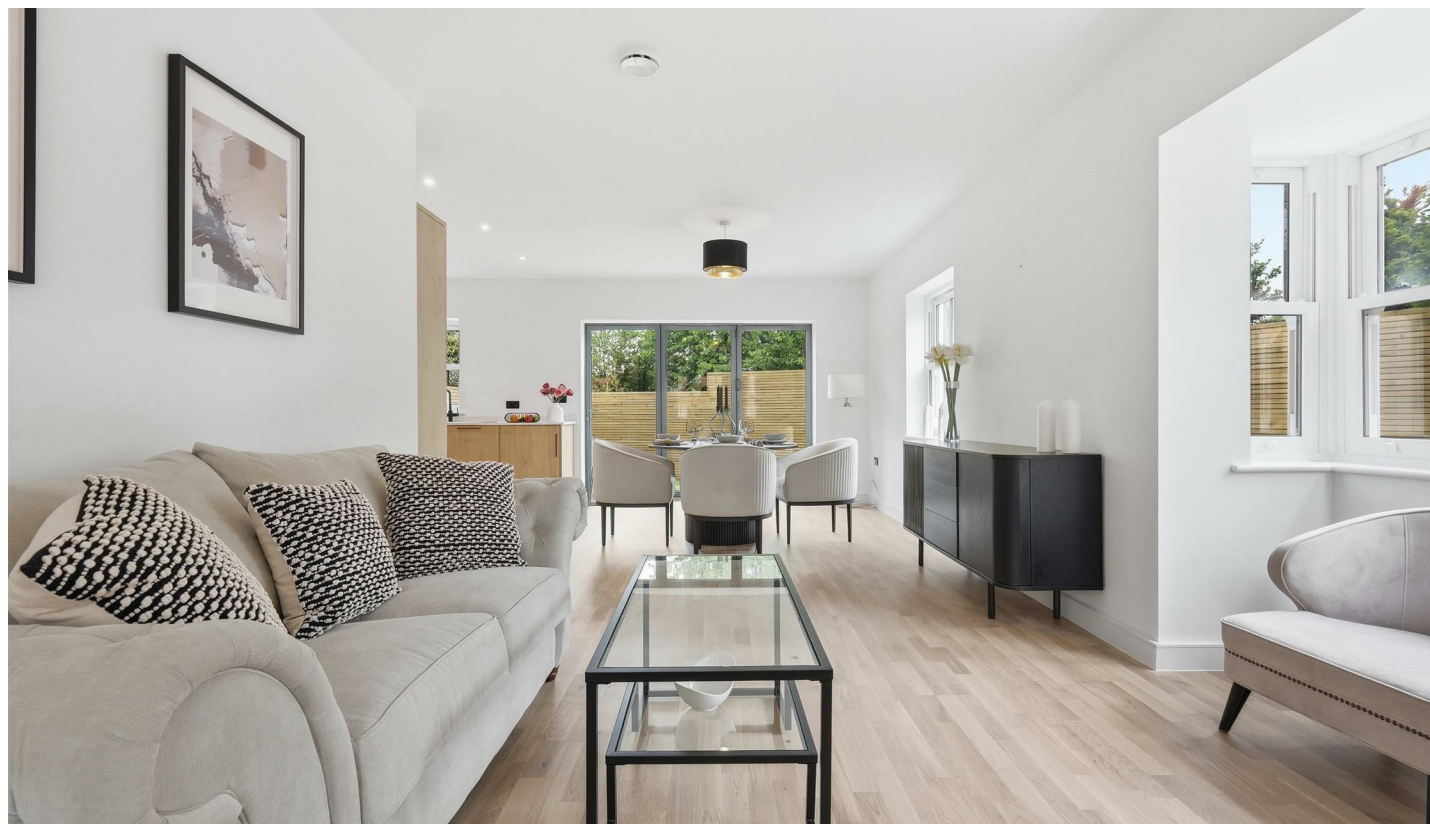
- 3 bedroom plus study
- Secure gated development
- ICW building warranty
- Close to Bancroft School
- Private location
- New build
- EV car charger
- No chain
- Open planned kitchen
- Close to station

# 189b Whitehall Road, Woodford Green IG8 0RH

Set behind secure electric gates and discreetly positioned off Whitehall Road, this exceptional newly constructed three/four-bedroom semi-detached residence forms part of an exclusive boutique development of just two bespoke homes. Combining contemporary design with high-quality finishes throughout, this unique property offers stylish modern living in one of Woodford Green's most sought-after locations.



Council Tax Band: New Build



Designed with modern family living in mind and finished to an exceptional standard throughout, this impressive home offers a rare opportunity to acquire a high-specification property within a secure gated development in the heart of Woodford Green. The property benefits from having a ICW 10 year building warranty.

The centerpiece of the home is the stunning open-plan kitchen, dining and living area, thoughtfully designed to create a stylish and sociable space for everyday living and entertaining. Flooded with natural light, this superb room opens directly onto the private rear garden, seamlessly blending indoor and outdoor living. The contemporary kitchen is beautifully appointed with sleek cabinetry, integrated appliances and quality work surfaces, while a welcoming entrance hall, ground floor cloakroom and useful storage complete the accommodation on this level.

The first floor provides three generously sized bedrooms, including an impressive principal suite with a modern en-suite shower room. A luxurious family bathroom serves the remaining bedrooms, whilst an additional versatile room offers flexibility as a home office, dressing room, nursery or occasional fourth bedroom, catering perfectly to the needs of modern lifestyles.

Externally, the property benefits from a private rear garden with side access, ideal for relaxing and entertaining. To the front, there is off-street parking for multiple vehicles together with the added benefit of an electric vehicle charging point. Residents also enjoy the security and convenience of electric gated access with a video entry system.

Built with energy efficiency and comfort at the forefront of its design, the home further benefits from underfloor heating, PV solar panels and an advanced MVHR (Mechanical Ventilation with Heat Recovery) system, helping to reduce running costs whilst providing a healthy and comfortable living environment throughout the year.

Whitehall Road occupies a highly desirable position within Woodford Green, one of North East London's most sought-after locations. The area offers an excellent balance of suburban charm and city

connectivity, with Woodford and Buckhurst Hill Central Line stations, together with Chingford Overground Station, all within easy reach. Residents benefit from an excellent selection of boutique shops, cafés, restaurants and everyday amenities, while families are particularly drawn to the area for its outstanding schooling options, including the renowned Bancroft's School. Epping Forest is also close by, offering acres of open green space, scenic walking trails and a wealth of outdoor recreational opportunities.

## Property Information / Disclaimer

**\*DISCLAIMER\*** Some images have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.

FREEHOLD

EPC Rating: tbc  
Council Tax Band: tbc

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.