



42 Owen Gardens, Woodford Green, IG8 8DJ

Price Guide £575,000

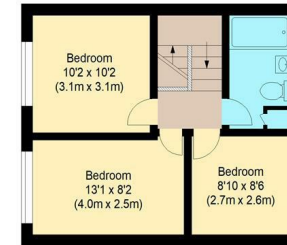
3 Bedrooms / 1 Reception / 1 Bathrooms

992.00 sq ft

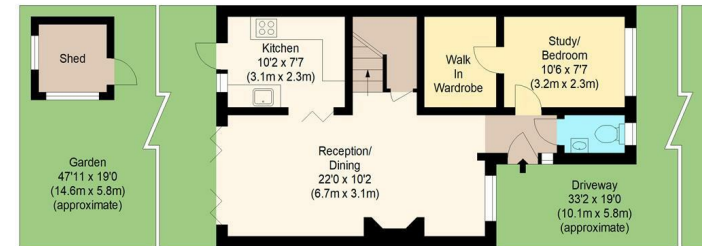
House - Mid Terrace

Council Tax Band: E

Local Authority: Redbridge



First Floor



Ground Floor

Owen Gardens, IG8

Approximate Gross Internal Floor Area : 92.16 sq m / 992 sq ft
Shed : 3.25 sq m / 35 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: 28/7/2025



Key Features:

- *Guide Price £575,000 - £600,000*
- Three-bedroom staggered terrace home
- Spacious reception and dining area
- Modern kitchen with direct garden access
- Downstairs WC
- Off-street driveway parking
- Potential to extend to the rear (STPP)
- Garage conversion creating study & walk-in wardrobe
- Close to Claybury Park and green spaces
- Near Roding Primary & West Hatch High School



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

