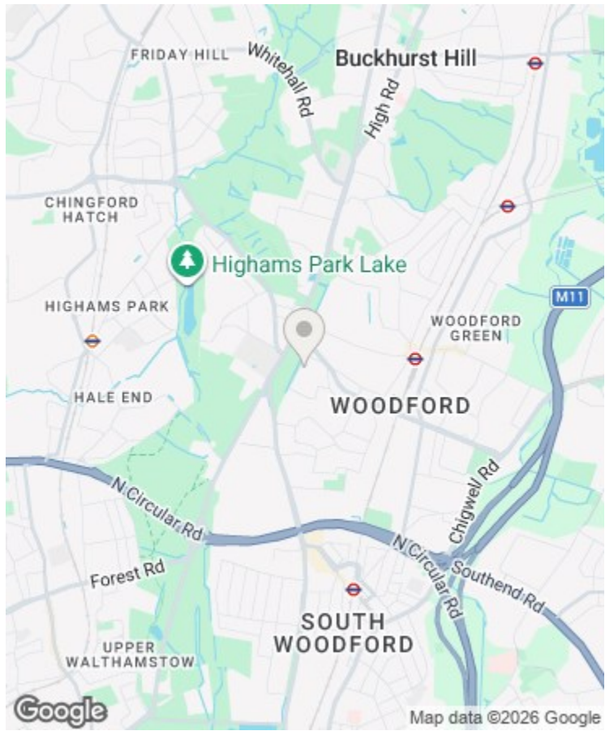
william rose

Directions

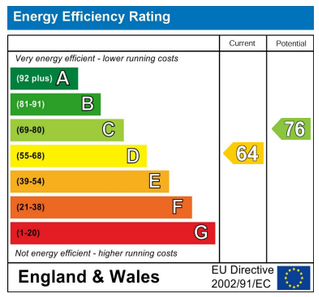


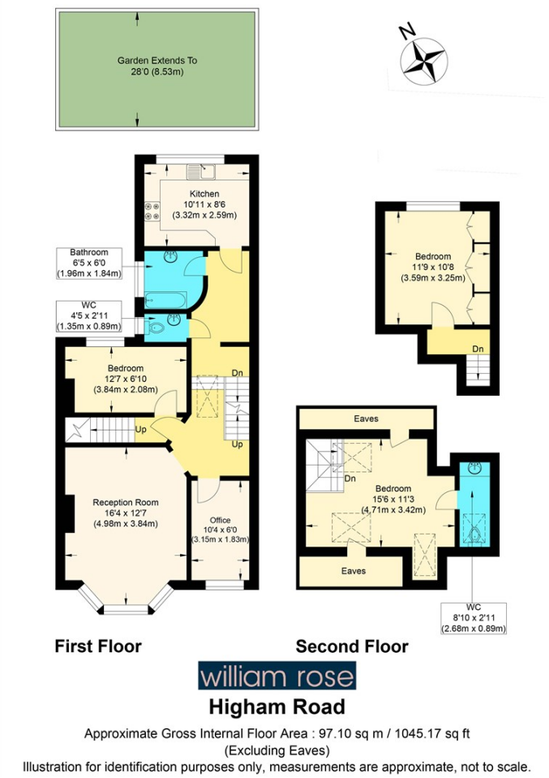
Viewings

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

EPC Rating

D













2a Higham Road, Woodford Green, IG8 9JN

Guide Price £550,000

- Guide Price £550,000 -£570,000
- Garden
- Popular road
- Close to woodland
- 996 year lease
- 3 bedrooms
- Split level
- Attractive building
- Short walk to High Road amenities
- No service charge / ground rent

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

2a Higham Road, Woodford Green IG8 9JN

Rare to the market, located in tree-lined Higham Road, a premier residential road within the heart of Woodford Green - is this unique and delightful period conversion

3 | 1 | 1 | D | Council Tax Band: C







Guide Price £550,000 - £570,000

A 3 bedroom split-level first and second floor maisonette with many period features and offering excellent size accommodation throughout. Enjoying the best of both worlds, Higham Road has easy access to local shopping facilities, with Waitrose just a mile away, yet has the spacious Green (from which Woodford Green gets its name) at the end of the road and Epping Forest nearby, both with plenty of green space for long walks. Woodford Station (Central Line) is a short walk away, four bus routes even closer, and there are road links to the A406 (North Circular), M11 and M25.

The property has an attractive frontage and benefits from 3 bedrooms, a beautiful good-sized sitting room with bay window, fitted kitchen, study, bathroom, and separate WC. The two main bedrooms are on the second floor, each with its own staircase, and one with a separate WC. The delightful, peaceful garden is well-stocked and mainly surrounded by mature trees, was designed to have colour and interest all year round.

Double-glazed windows were recently installed. A new roof was fitted 6 years ago. There is solid oak flooring throughout the kitchen and bathroom area, and solid pine in the second bedroom. A skylight above the upper staircase creates a light, atrium-like space. The lease is 995 years, with no ground rent and no service or maintenance charges; there is an option to purchase a share of the freehold.

Leasehold
Lease - 995 years
Ground Rent - £0
Service charge - £0

EPC - D
Council Tax - C

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.