

## Directions

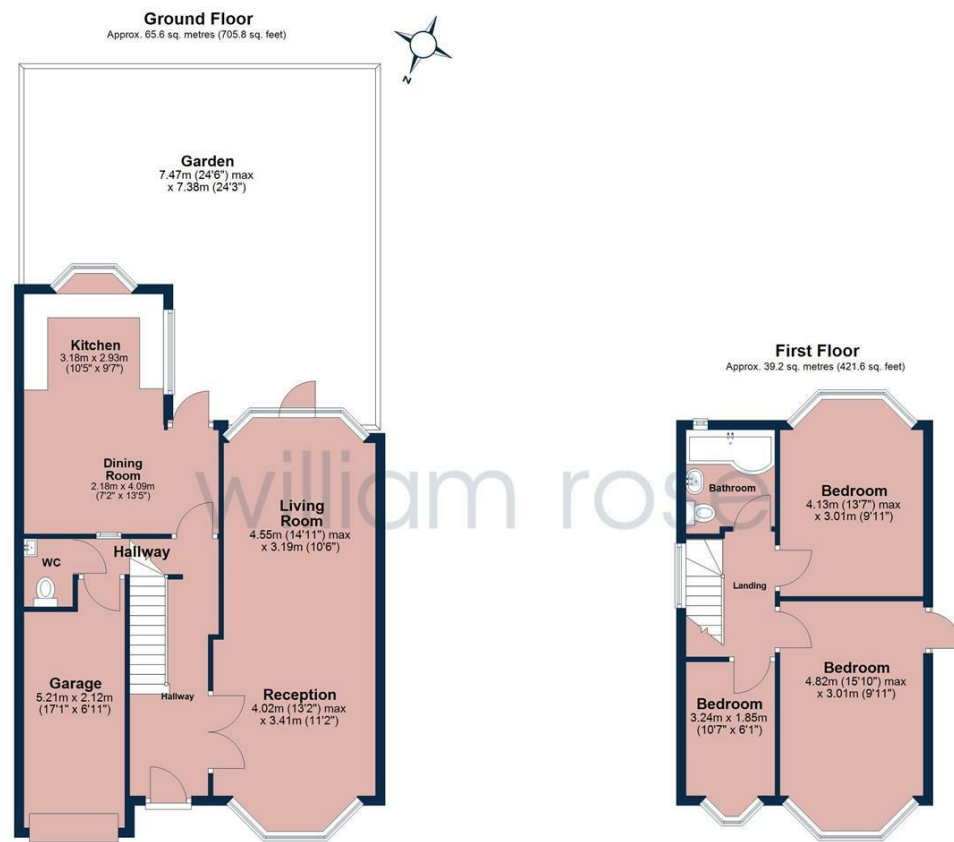
## Viewings

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			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 104.7 sq. metres (1127.4 sq. feet)

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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The Vale



## 4 The Vale, Woodford Green, IG8 9BT

Offers Over £775,000

- 'Offers over £775,000'
- Highly sought-after Laings Estate location
- Three bedroom semi-detached
- Integrated garage and downstairs WC
- 0.23 miles from Churchfields Primary School (Outstanding)
- Excellent potential to extend (STPP)
- Modern fitted kitchen & dining area
- Off-street parking
- Walking distance to Woodford & South Woodford stations
- Close to local shops, cafes, parks, and amenities

## 4 The Vale, Woodford Green IG8 9BT

\*Guide Price £750,000 - £800,000\* Located on the prestigious Laings Estate, this beautifully presented three-bedroom semi-detached family home on The Vale offers a rare opportunity to secure a property in one of Woodford's most sought-after roads. Immaculately maintained throughout, the property presents exciting scope to extend — including into the loft, over the garage, and to the rear (subject to the usual planning permissions). With Churchfields Primary School just 0.23 miles away (as the crow flies) and easy access to two Central Line stations, this is an ideal home for families seeking both comfort and future potential.



Council Tax Band: D



Stepping through the front door, you are welcomed into a spacious entrance hall which leads into a light-filled through-lounge with bay window. A second reception room sits at the heart of the home and flows into a charming dining area, creating a flexible space perfect for entertaining. The modern fitted kitchen sits at the rear, offering direct access to the generously sized garden. A convenient downstairs WC is located off the hallway, while the integrated garage provides secure parking or further development potential. Upstairs, the first floor hosts three bedrooms — two of which are spacious doubles — and a well-appointed family bathroom. The loft remains unconverted, offering yet another opportunity for expansion.

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.

The Vale forms part of the exclusive Laings Estate, a highly regarded residential enclave in Woodford Green (IG8), known for its distinctive 1930s character homes, wide tree-lined streets, and strong sense of community. The area is particularly popular with families due to its proximity to Churchfields Primary School, as well as several other well-regarded state and independent schools. Local amenities can be found just a short walk away, including shops, cafés, and restaurants, while Woodford Central Line station offers direct access to Liverpool Street and the West End. South Woodford station is also within walking distance, giving residents multiple transport options. Excellent road links via the M11, A406 and A12 further enhance connectivity.

**Property Information / Disclaimer**  
FREEHOLD

EPC Rating: TBC  
Council Tax Band: D (Redbridge)

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