

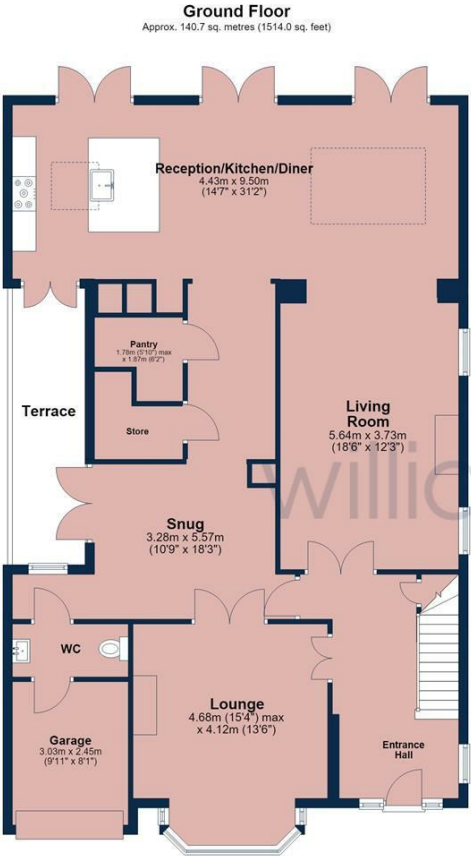
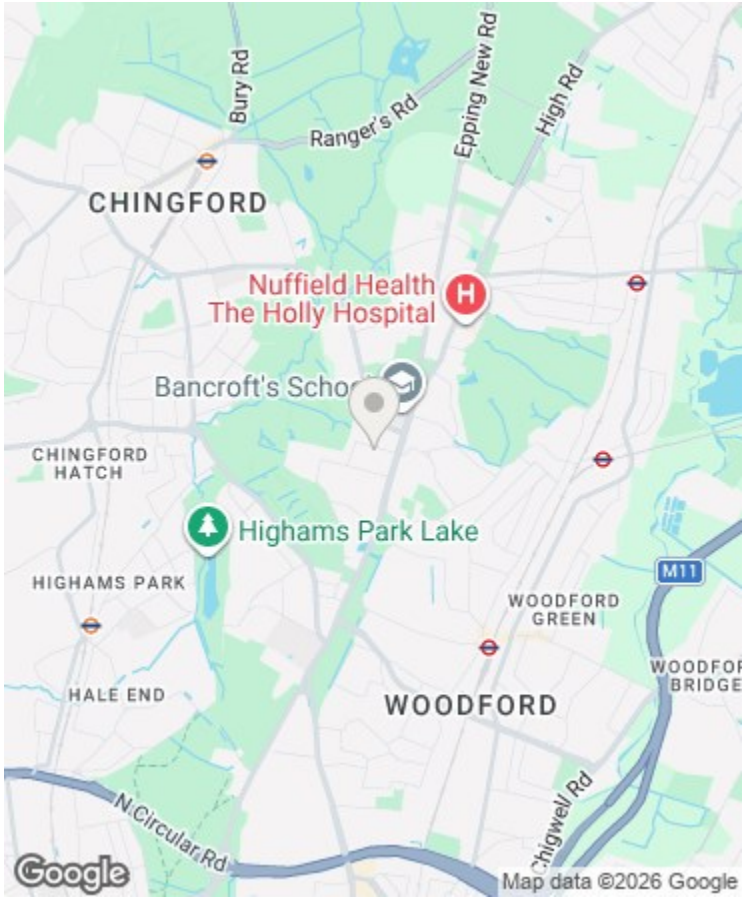
Directions

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. 231.1 sq. metres (2488.0 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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Plan produced using PlanUp.

Woodside Road



16 Woodside Road, Woodford Green, IG8 0TR

Guide Price £1,750,000

- Prestigious Woodside Road location
- Stunning entrance hall
- Elegant snug
- Spectacular mature rear garden
- Large patio area
- Beautiful detached family home
- Open-plan kitchen and family room
- Dressing area and en suite
- Close to popular schooling
- Utility and pantry

16 Woodside Road, Woodford Green IG8 0TR

Occupying an impressive plot on one of Woodford Green's most prestigious roads, this exceptional four-bedroom detached residence combines timeless elegance with contemporary family living. Beautifully presented throughout, the property has been tastefully extended to and is surrounded by mature landscaped gardens, creating a truly outstanding family home.

 4

 2

 3



Council Tax Band: G



From the moment you arrive, the home makes an immediate impression with its striking kerb appeal, generous driveway and attractive period-inspired facade. Stepping inside, you are welcomed by a magnificent entrance hall with an elegant turning staircase and feature landing, setting the tone for the quality and character found throughout. Designed with modern family living in mind, the ground floor offers an exceptional balance of formal and informal living spaces. The elegant front reception room provides a peaceful retreat, while the stunning living room enjoys beautiful views across the spectacular rear garden. At the heart of the home is the impressive open-plan kitchen, dining and family room, featuring a large central island and an abundance of natural light, with doors opening directly onto the extensive terrace, seamlessly connecting the indoor and outdoor spaces. A charming snug overlooks a secluded courtyard terrace, creating the perfect spot to relax with a morning coffee. A utility room, pantry with air conditioning, ground floor cloakroom and integral garage complete the ground floor accommodation.

The first floor is equally impressive, centred around a spacious galleried landing leading to four generous bedrooms. The principal suite benefits from a dressing area and stylish en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. Two of the rear bedrooms feature French doors overlooking the magnificent garden, providing wonderful green views and an abundance of natural light. Externally, the south facing rear garden is undoubtedly one of the property's finest features. A substantial paved terrace with retractable awning provides the ideal setting for outdoor entertaining, while the expansive lawn, beautifully stocked flower beds and mature woodland backdrop offer exceptional privacy and a picturesque setting throughout the seasons. To the front, a generous driveway provides off-street parking for multiple vehicles. Further benefits include double glazed sash windows, high-quality finishes throughout and beautifully maintained interiors that allow a purchaser to move straight in. Woodside Road is regarded as one of Woodford

Green's premier residential addresses, perfectly positioned for both Woodford Central Line Station, offering excellent commuter links into the City and West End. The area is renowned for its outstanding selection of highly regarded state and independent schools, whilst Epping Forest and a wealth of open green spaces are just moments away, providing endless opportunities for walking, cycling and outdoor recreation. A truly exceptional family home, offering an outstanding combination of character, style, generous living space and one of the finest gardens in the area.

Disclaimer
FREEHOLD

EPC Rating: TBC
Council Tax Band: Redbridge G

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.