



Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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	



william rose
Fairway, IG8

Approximate Gross Internal Floor Area : 88.50 sq m / 952.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

11a Fairway, Woodford Green, IG8 7RB

Offers Over £600,000

- *Advert contains virtually staged photos*
- Chain free
- 3 Bedrooms
- Terraced
- Off street parking
- Lovely garden
- Close to station
- Extended
- Close to good schooling
- Good condition

11a Fairway, Woodford Green IG8 7RB

This well-proportioned three-bedroom terraced family home, ideally located on the ever-popular Fairway in Woodford Green, offers generous living space and excellent potential for further extension (STPP). The property has already been thoughtfully extended to the rear, creating a larger kitchen and dining area perfect for modern family living. With scope to extend into the loft (subject to planning permission), this home presents an exciting opportunity for buyers looking to add further value. Ideally positioned within walking distance of highly regarded local schools and excellent transport links including Roding Valley and Woodford stations, this is a fantastic family home in a sought-after location.



Council Tax Band: E



Upon entering the property, you are welcomed into a bright entrance hallway leading through to a spacious through lounge measuring approximately 23'10 in length, providing ample room for both living and dining areas. To the rear, the extended kitchen offers generous workspace and direct access to the garden, creating an ideal setting for entertaining and family life. The ground floor also benefits from useful under-stairs storage. On the first floor, the landing leads to three bedrooms, including two well-sized double rooms and a third single bedroom, ideal as a child's room or home office. A family bathroom completes the first-floor accommodation. The layout also lends itself well to a loft conversion (STPP), which could create an additional bedroom and bathroom.

This eye catching house is located on a popular road which is a quiet cul-de-sac location off Hillside Avenue. Being located on Fairway you are within a short stroll of Roding Valley Central Line Station, Buckhurst Hill Central Line station & Woodford Central Line station. Ray Lodge Primary School are also within close proximity as well as many offer popular schools., which makes this a great location for families to settle down. Also close by are shops on Snakes Lane and other local amenities. Ray Lodge Park is a short walk which is a beautiful park for the whole family to enjoy, offers playing areas and tennis courts. You are also within walking distance to 'The Broadway' and Queens Road for further amenities. Fairway is located on the cusp of Epping Forest and is close Knighton Woods and Epping Forest where you can enjoy many outdoor activities.

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:

Council Tax Band: E (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 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.