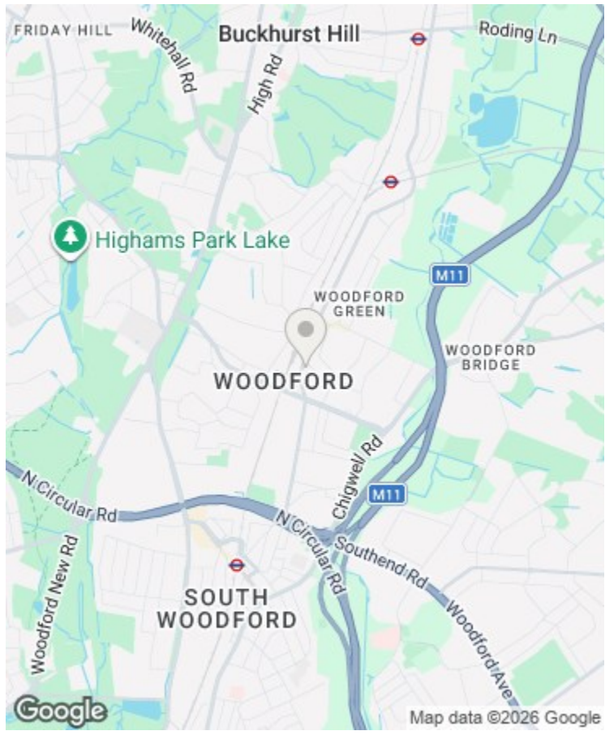
william rose

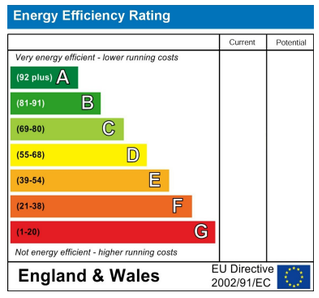
Directions

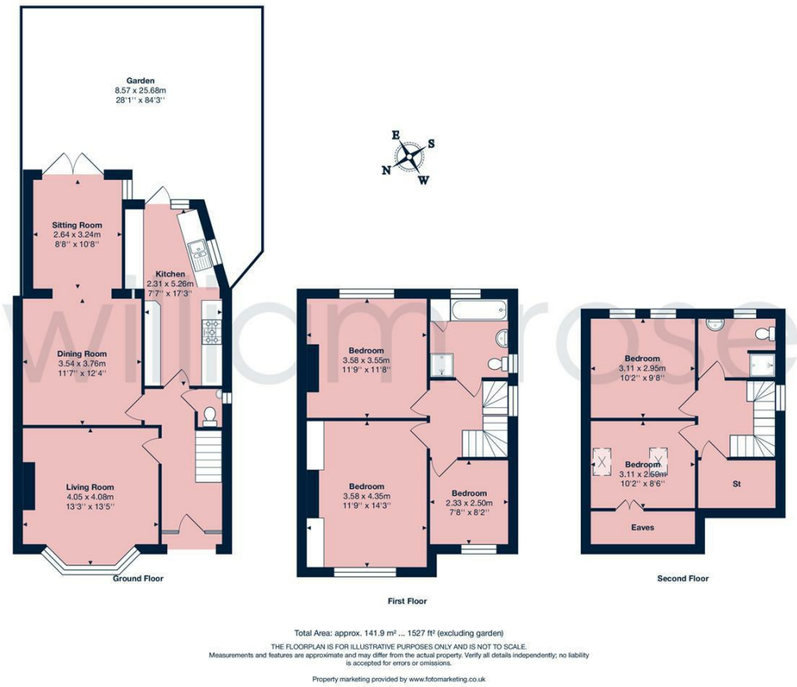


Viewings

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

EPC Rating





Total Area: approx. 141.9 m² ... 1527 ft² (excluding garden)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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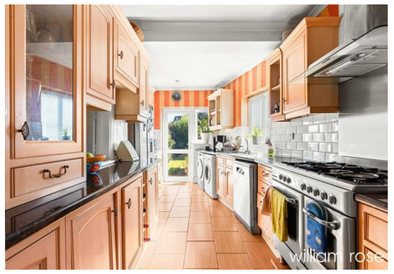

56 St. Barnabas Road, Woodford Green, IG8 7DB

Asking Price £715,000

- *In need of modernisation*
- Semi-detached
- Two reception rooms
- 1930s mock Tudor style
- Close to Woodbridge & Woodford Prep. schools
- Five bedrooms
- Extended to rear
- Two bathrooms
- Off-street parking
- Walking distance to Woodford station

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

56 St. Barnabas Road, Woodford Green IG8 7DB

In need of Modernisation Situated on the ever-popular St Barnabas Road in Woodford Green, this charming five-bedroom semi-detached 1930s mock Tudor home offers an exceptional blend of character, space, and convenience. Ideally positioned within walking distance of Woodford Station (Central Line), the property is perfect for commuters, while also being within close proximity to highly regarded schools including Woodbridge High School and Woodford Preparatory School, making it an ideal family home.

5 2 2 Council Tax Band: E







The property is arranged over three floors and offers well-balanced and versatile accommodation throughout. The ground floor comprises a spacious living room to the front, a separate dining room, and an additional sitting room overlooking the rear garden, providing excellent entertaining and family space. The kitchen is well-proportioned with direct access to the garden, and there is also a convenient ground floor WC. To the first floor, there are three generously sized bedrooms along with a family bathroom. The second floor adds two further bedrooms, ideal for growing families, guest accommodation, or home office use, along with additional storage within the eaves. Externally, the property benefits from a substantial rear garden, perfect for outdoor entertaining and family enjoyment.

St Barnabas Road is a highly desirable residential turning in Woodford Green, known for its attractive period homes and family-friendly atmosphere. The area offers a wealth of local amenities including independent shops, cafes, and restaurants, as well as green open spaces such as Epping Forest and Ray Lodge Park. Woodford Station provides direct access into Central London via the Central Line, making it a popular choice for commuters. The area is particularly sought after for its excellent schooling options, both state and independent, further enhancing its appeal for families seeking a well-connected yet community-oriented location.

Property Information / Disclaimer

FREEHOLD
EPC Rating: tbc
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.