

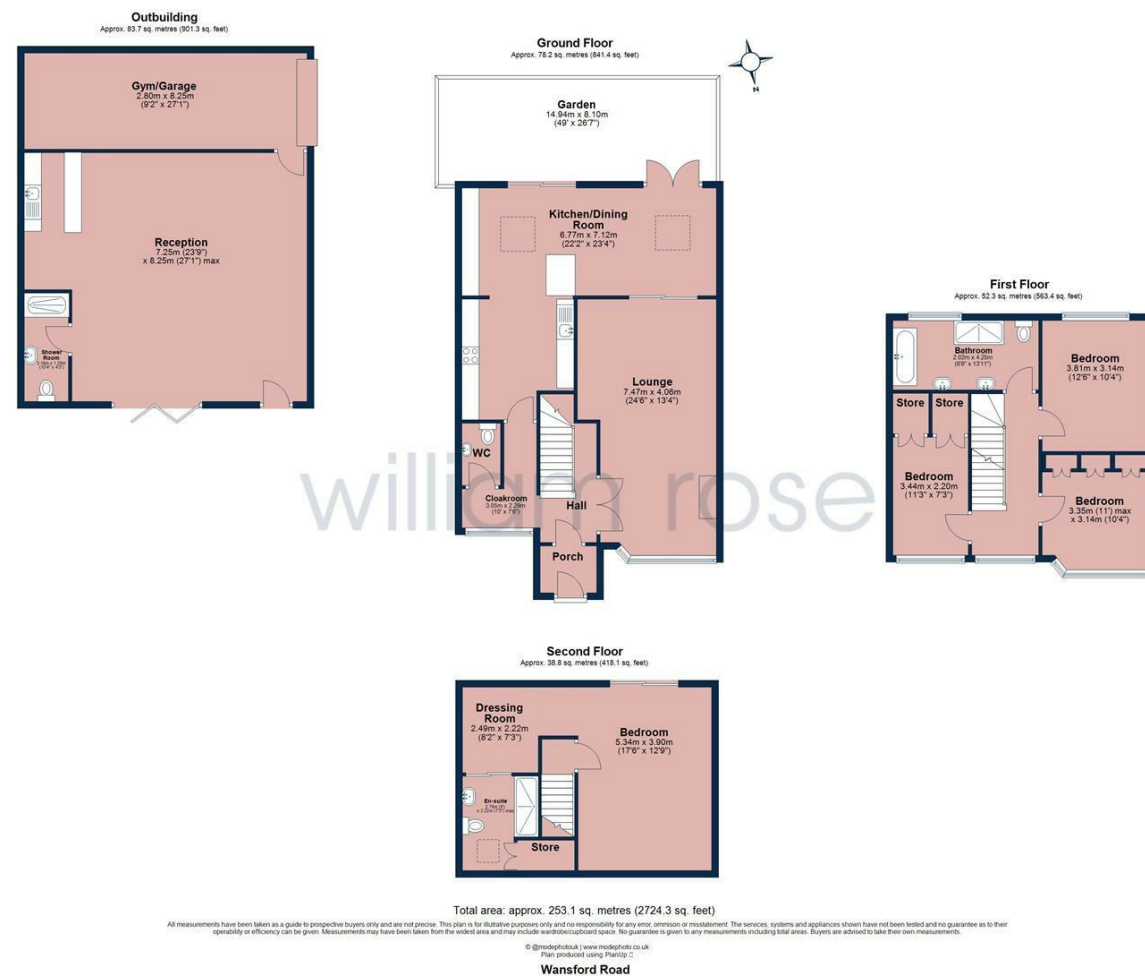
## Directions

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



112 Wansford Road, Woodford Green, IG8 7AB

Guide Price £800,000

- \*Guide Price £800,000 - £850,000\*
- Semi-detached
- Extended and modernised
- South-facing rear garden
- Close to Outstanding Schools
- Four bedrooms
- Large outbuilding
- Principal bedroom with dressing room & en-suite
- Driveway & EV charger
- Walking distance to Central Line



# 112 Wansford Road, Woodford Green IG8 7AB

**\*Guide Price £800,000 - £850,000\*** Situated on the ever-popular Wansford Road, Woodford Green, this beautifully extended and modernised four-bedroom semi-detached family home offers generous and versatile living accommodation arranged over three floors. The current owners have thoughtfully enhanced the property to create a stylish yet practical home ideal for modern family living. A particular highlight is the impressive OUTBUILDING providing exceptional additional space perfect for a home office, gym, studio or entertainment room, further elevating this already substantial home.

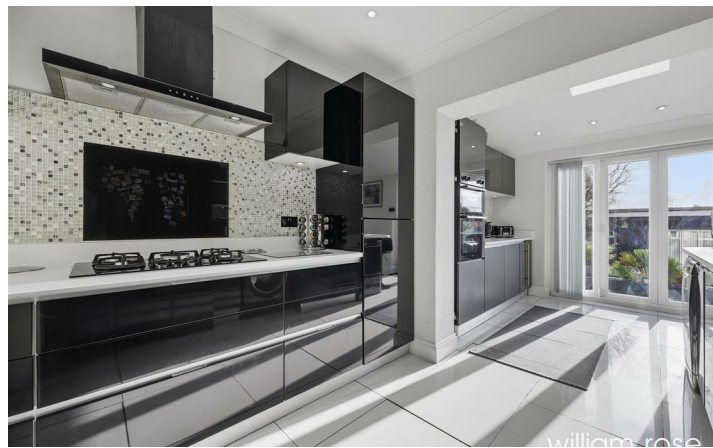
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 3

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Council Tax Band: D



Upon entering, you are welcomed via a porch into a spacious hallway with cloakroom and ground floor WC. To the front, a bright and well-proportioned lounge offers a comfortable family setting, whilst to the rear the home opens into a stunning open-plan kitchen/dining room spanning the width of the property — ideal for entertaining — with direct access onto the south-facing rear garden, allowing for excellent natural light throughout the day. The first floor comprises three well-sized bedrooms and a contemporary family bathroom. The second floor hosts a generous principal bedroom suite complete with dressing room and en-suite shower room, creating a private retreat. Externally, the property benefits from a driveway, EV charger and a substantial rear garden leading to the impressive detached outhouse/garden room, offering flexible additional accommodation.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Wansford Road is a highly desirable residential turning within Woodford Green, well positioned for families. The property is within close proximity to sought-after local schools including Woodbridge High School and Ray Lodge Primary School, making it an excellent choice for those prioritising education. Woodford Green itself offers a vibrant selection of shops, cafés and restaurants, alongside convenient transport links including Central Line stations providing direct access into the City and West End. With Epping Forest nearby, residents can also enjoy beautiful green spaces and outdoor leisure opportunities, making this a superb location for both convenience and lifestyle.

## 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 scale, and their accuracy cannot be confirmed.