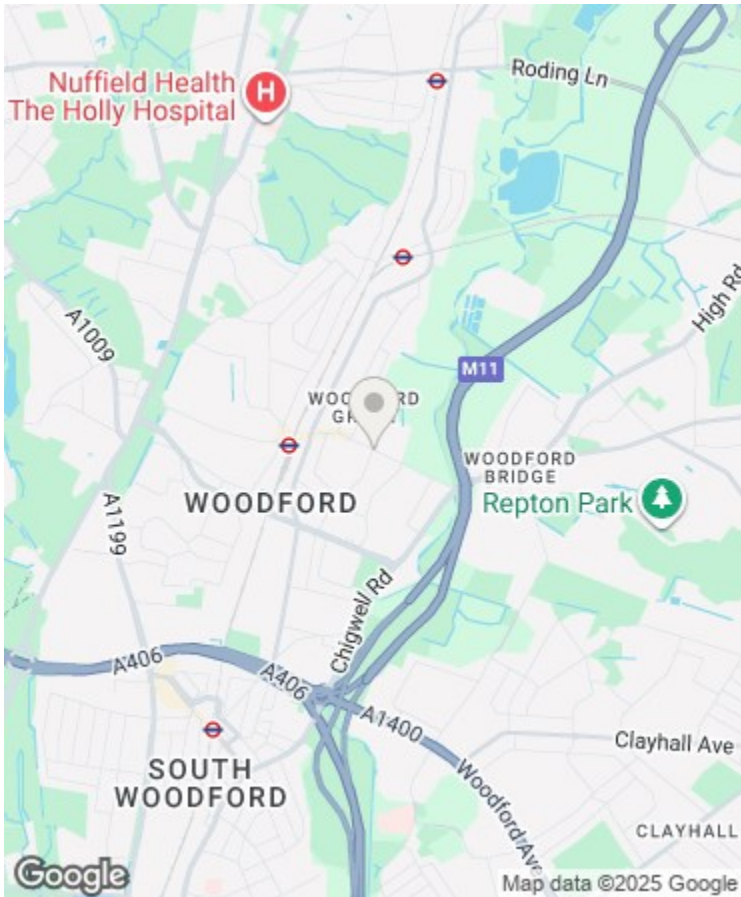




Directions

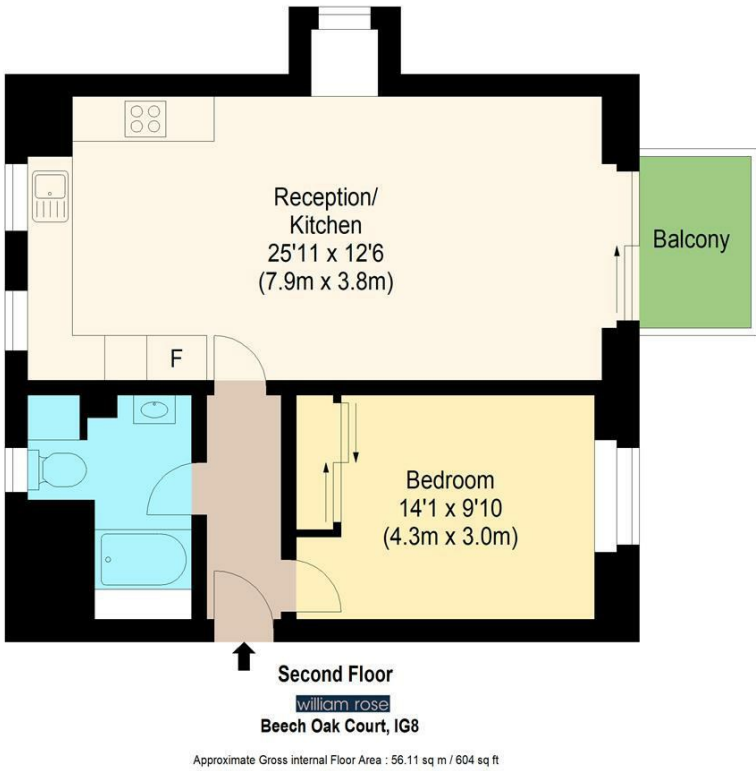
Viewings

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

EPC Rating

B

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



7 Beech Oak Court 156 Snakes Lane East, Woodford Green, IG8 7JD

Offers Over £290,000

- Chain-free
- Constructed in 2013
- Modern Fitted Kitchen
- Modern Family Bathroom
- Walking Distance to Woodford Central Line Station
- Second Floor Apartment
- Private Balcony
- Spacious Bedroom with Fitted Wardobes
- Allocated Parking Space
- Close Proximity to Amenities and Ray Lodge Park

7 Beech Oak Court 156 Snakes Lane East, Woodford

Green 169 71D

This stylish one-bedroom apartment is located in the highly sought-after Beech Oak Court, Snakes Lane East, in the heart of Woodford Green. The property offers a peaceful and well-connected setting, with local amenities, cafes, and restaurants just a short stroll away. For commuters, Woodford Underground Station is nearby, providing easy access to central London via the Central Line. The picturesque Epping Forest is also within close reach, offering a fantastic space for outdoor activities.

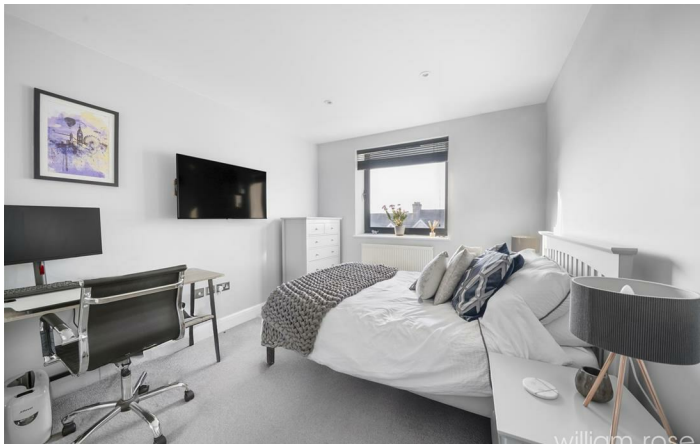
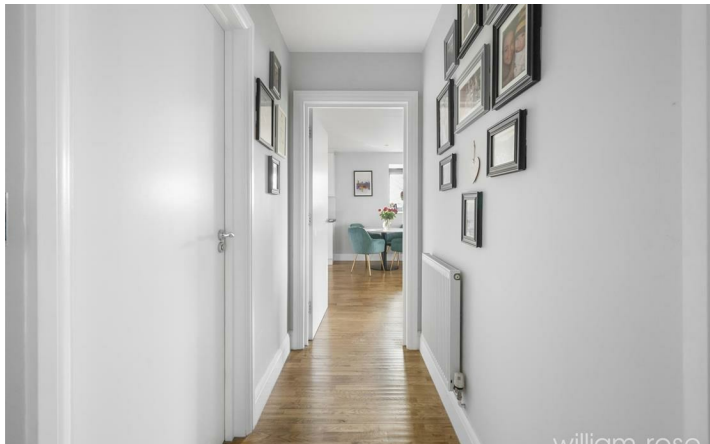
1

1

1

B

Council Tax Band: C



Upon entering the property, you are welcomed by a spacious entrance hallway that leads you into the heart of the home. The open-plan kitchen/living/dining area is generously proportioned, featuring a modern kitchen equipped with integrated appliances, ideal for both cooking and entertaining. The bright living space is flooded with natural light thanks to the large patio doors, which open onto your private balcony. The well-sized bedroom is complemented by fitted wardrobes, offering plenty of storage, and a stylish, contemporary family bathroom completes the accommodation. The apartment is further enhanced by the added benefit of an allocated parking space and well kept communal garden.

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.

Woodford Green is a desirable and vibrant area, offering a blend of suburban tranquillity and excellent transport links. The local area is known for its abundance of green spaces, including the nearby Epping Forest, perfect for walking, cycling, and outdoor activities. Woodford High Road provides a wide range of amenities, including independent shops, supermarkets, and popular eateries, making it a convenient and pleasant place to live. The area is well-connected, with Woodford Underground Station offering swift access to central London via the Central Line, ideal for those commuting to the city. Families will also appreciate the selection of good local schools and parks, adding to the overall appeal of this fantastic location.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 112 years remaining
Service Charge: £1,250 per annum
Ground Rent: £250 per annum

EPC Rating: B
Council Tax Band: C (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