

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			
(81-91) B			
(69-80) C		72	77
(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	



Ground Floor
Approx. 54.2 sq. metres (583.1 sq. feet)



Outbuilding
Approx. 7.2 sq. metres (77.5 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.2 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/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Waltham Road

70 Waltham Road, Woodford Green, IG8 8DW

Price Guide £550,000

- *Guide Price £550,000 - £600,000*
- Three Bedrooms
- Extended to Rear
- Side Access
- Two Bathrooms

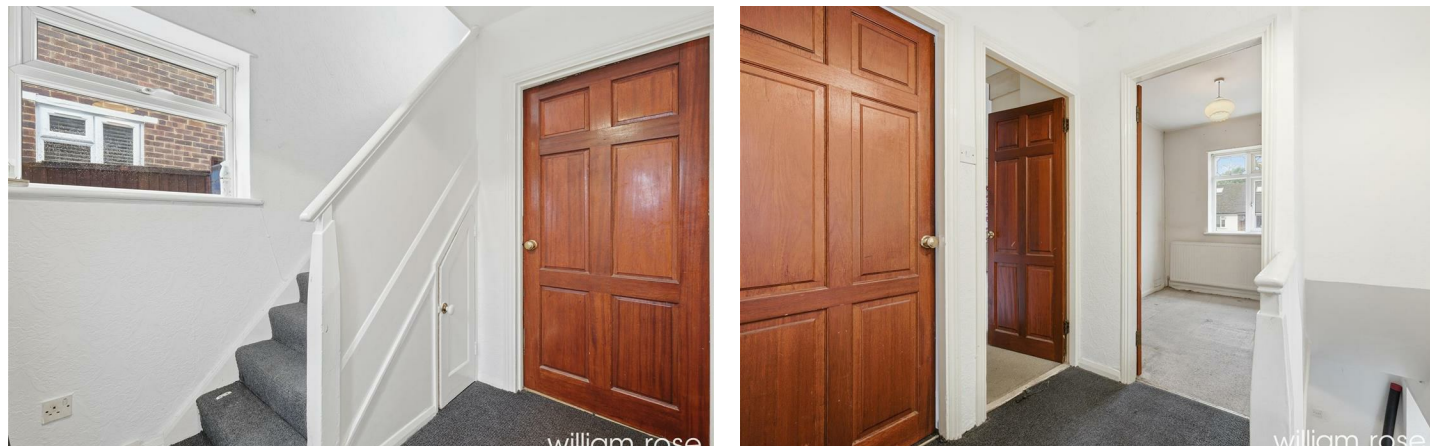
- CHAIN FREE
- Semi-detached
- Off-street Parking
- Generous Garden
- Close to shops & schools

70 Waltham Road, Woodford Green IG8 8DW

Guide Price £550,000 - £600,000 This well-presented three-bedroom semi-detached home is ideally positioned on the sought-after Waltham Road, Woodford Green. The property is offered chain free and has been extended to the rear, creating generous and versatile living spaces ideal for modern family life.



Council Tax Band: C



The ground floor features a welcoming entrance hall leading to a bright and spacious living room to the front. To the rear, the property opens up into a stylish open-plan kitchen and dining area — perfect for entertaining and family gatherings. There is also a utility room, a ground floor bathroom, and direct access to the rear garden, which includes a useful outbuilding currently arranged as a workshop. The home also benefits from off-street parking for multiple vehicles and side access to the garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Waltham Road is a peaceful and popular residential turning in Woodford Green, known for its family-friendly community and green surroundings. The property is ideally located for access to Epping Forest, Ray Lodge Park, and the shops, cafés, and restaurants along The Broadway. Excellent transport links are close by, with Woodford Central Line Station offering quick access to London, while a number of highly regarded local schools — including Ray Lodge Primary and Woodford County High — make this a perfect location for families and commuters alike.

Property Information / Disclaimer

FREEHOLD

EPC Rating: tbc

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 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.