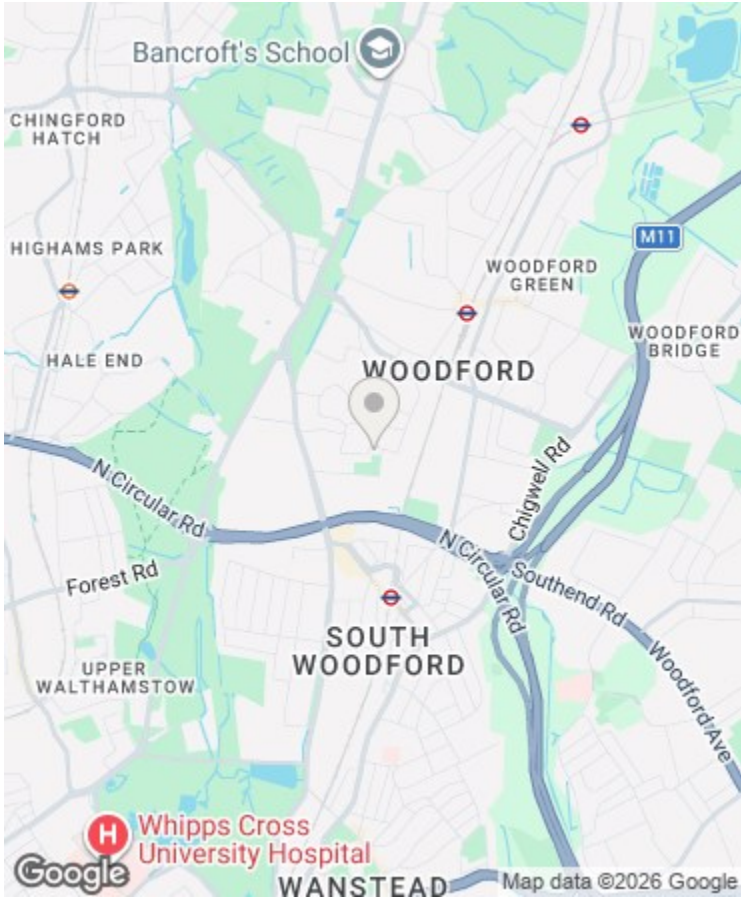


william rose



## Directions

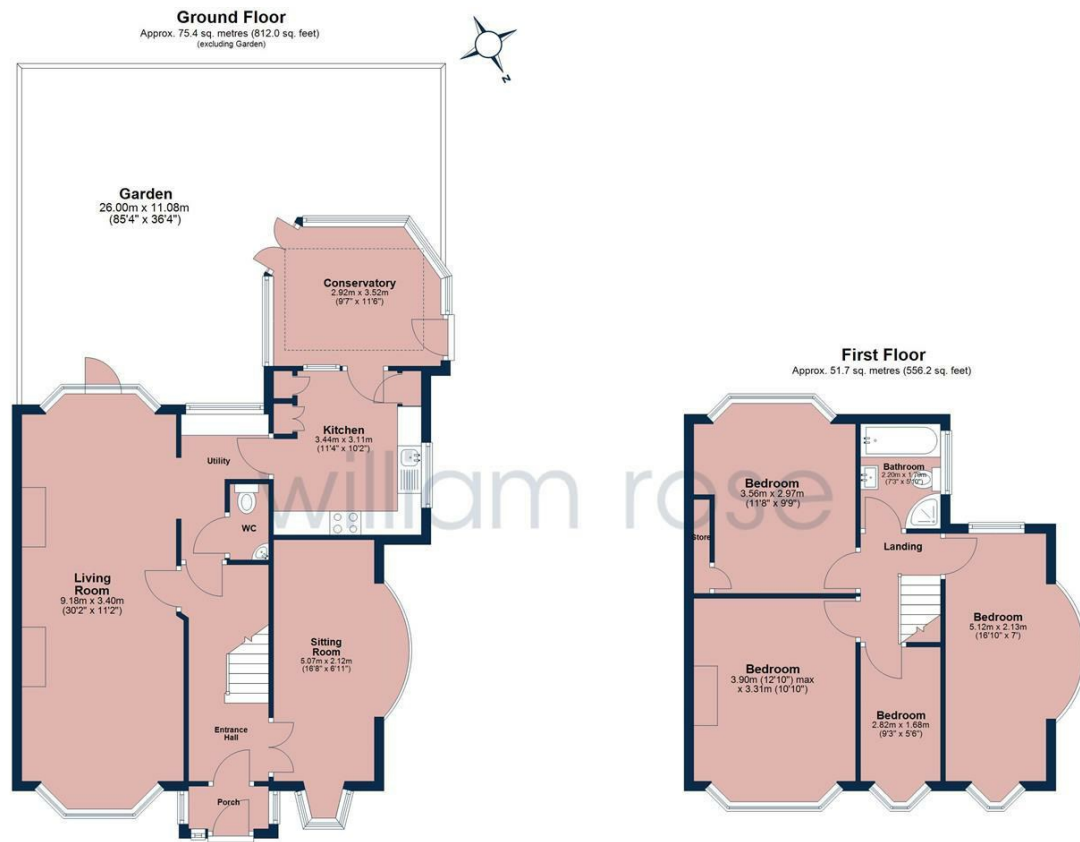
## Viewings

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

## EPC Rating

C

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|--------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 70                                 | 82                                                                                   |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |



**Total area: approx. 127.1 sq. metres (1368.2 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 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/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Darnley Road**



2 Darnley Road, Woodford Green, IG8 9HU

Guide Price £900,000

- Four-bedroom
- Approx. 1,368 sq.ft
- Off-street parking
- Conservatory
- CHAIN FREE
- Semi-detached
- Planning permission granted for additional dwelling
- Seperate reception room
- Open-plan living/dining room
- Family bathroom



# 2 Darnley Road, Woodford Green IG8 9HU

Situated on the ever-popular Darnley Road in the heart of Woodford Green, this attractive four-bedroom semi-detached family home presents a rare opportunity to acquire a substantial residence with the added benefit of planning permission for a brand-new three-storey, three-bedroom luxury dwelling within the existing plot. Offering approximately 1,368 sq. ft. of well-appointed living accommodation, the property combines generous family living space with exciting development potential, making it an ideal proposition for both owner-occupiers and developers alike.

 4

 1

 3

 C

Council Tax Band: F



The existing accommodation is arranged over two floors and comprises a spacious open-plan living and dining room extending in excess of 30 feet, a separate reception room, modern fitted kitchen, conservatory, and a convenient ground floor WC. To the first floor are four well-proportioned bedrooms, including a bay-fronted principal bedroom, together with a contemporary family bathroom. Externally, the property benefits from off-street parking for multiple vehicles, rear vehicle access, and a mature rear garden measuring approximately 78 feet in length. Planning permission has been granted for the construction of a new three-storey, three-bedroom, two-bathroom dwelling within the boundary, with further details available via the London Borough of Redbridge under planning reference 4732/21.

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

Woodford Green continues to be one of East London's most sought-after locations, offering an excellent balance of suburban living and city connectivity. Both Woodford and South Woodford Central Line stations are within easy reach, providing direct access into the City and West End. The area is renowned for its highly regarded schools, abundance of green open spaces, and excellent leisure facilities. Residents enjoy a vibrant High Road lined with independent boutiques, cafés, restaurants, and everyday amenities, while nearby parks, woodland walks, and cycling routes make it an ideal setting for families and outdoor enthusiasts alike.

Disclaimer  
FREEHOLD

EPC Rating: C  
Council Tax Band: Redbridge F

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.