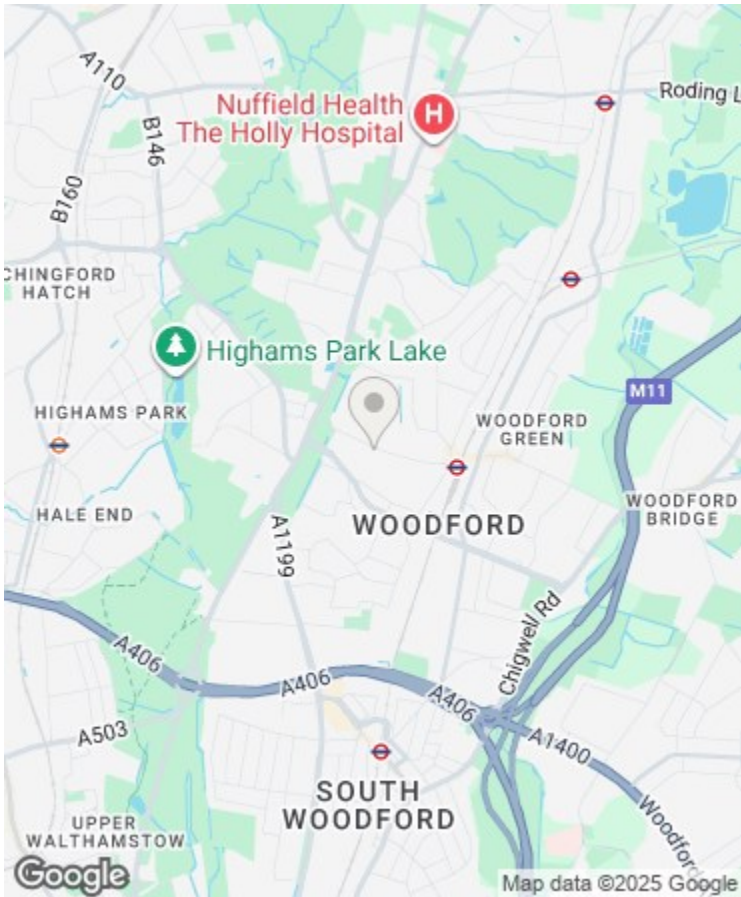




Directions

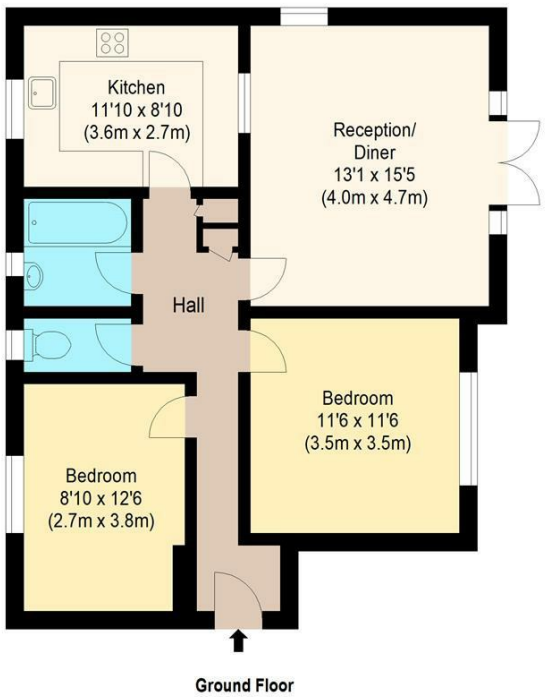
Viewings

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

EPC Rating

E

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



Ground Floor

william rose
Fairstead Lodge, IG8

Approximate Gross Internal Floor Area : 69.95 sq m / 753 sq ft



15 Fairstead Lodge Snakes Lane, Woodford Green, IG8 0DJ

Price Guide £375,000

- *CHAIN FREE*
- Ground Floor Apartment
- Spacious Reception Room
- Security Phone Entrance System
- En-bloc Garage
- Two Bedrooms
- Patio Doors Leading Out To Communal Gardens
- Separate Bathroom to Cloakroom
- SHARE OF FREEHOLD
- Close to Station & Amenities.

15 Fairstead Lodge Snakes Lane, Woodford Green IG8

and

Welcome to this charming two-bedroom ground floor apartment located in the sought-after Fairstead Lodge on Snakes Lane West which is located within a short walk of The Broadway with its local amenities and Woodford central line station.

 2

 1

 1

 E

Council Tax Band: C



This well-presented home offers a spacious reception room that opens directly onto your own private patio, perfect for enjoying the serene views of the communal gardens. The large fitted kitchen provides ample space for meal preparation and dining. Both bedrooms are well-proportioned, offering comfort and versatility, while the property also features a separate cloakroom and bathroom for added convenience. Additional benefits include a SHARE OF FREEHOLD, an en-bloc garage and being offered CHAIN FREE. This delightful apartment is ideal for those seeking a peaceful and convenient lifestyle.

Situated in the heart of Woodford Green, Fairstead Lodge on Snakes Lane West enjoys a prime location with easy access to local amenities and transport links. The area is well-known for its vibrant community, excellent schools, and abundance of green spaces, including the nearby Roding Valley Park and Epping Forest, perfect for outdoor activities and leisurely strolls. Woodford Green offers a variety of shops, cafes, and restaurants, with convenient connections to central London via the Central Line, making it an ideal spot for both families and professionals seeking a balanced lifestyle of suburban tranquillity and city accessibility.

Lease - 957 years remaining
Serv. Charge - £1,800 per annum
Ground Rent - £0
Council Tax Band - C
EPC - E

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.