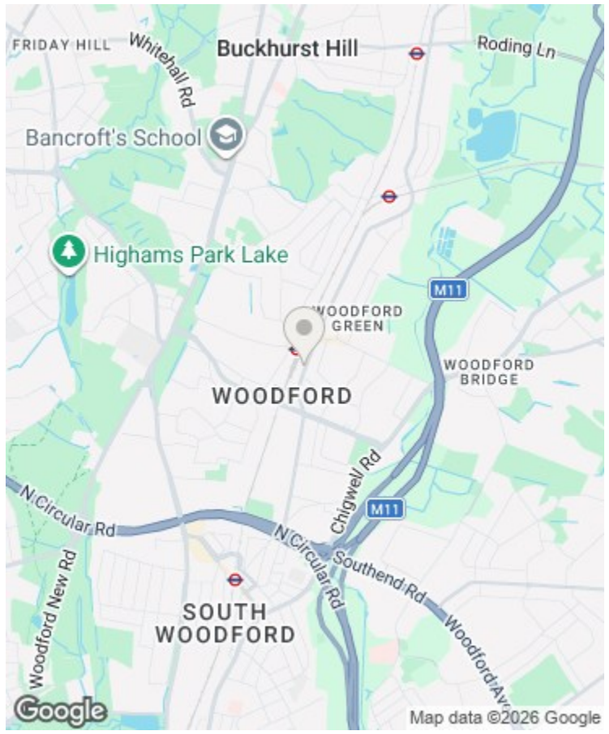
william rose

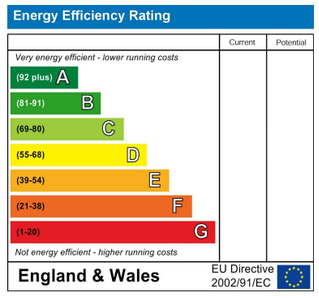


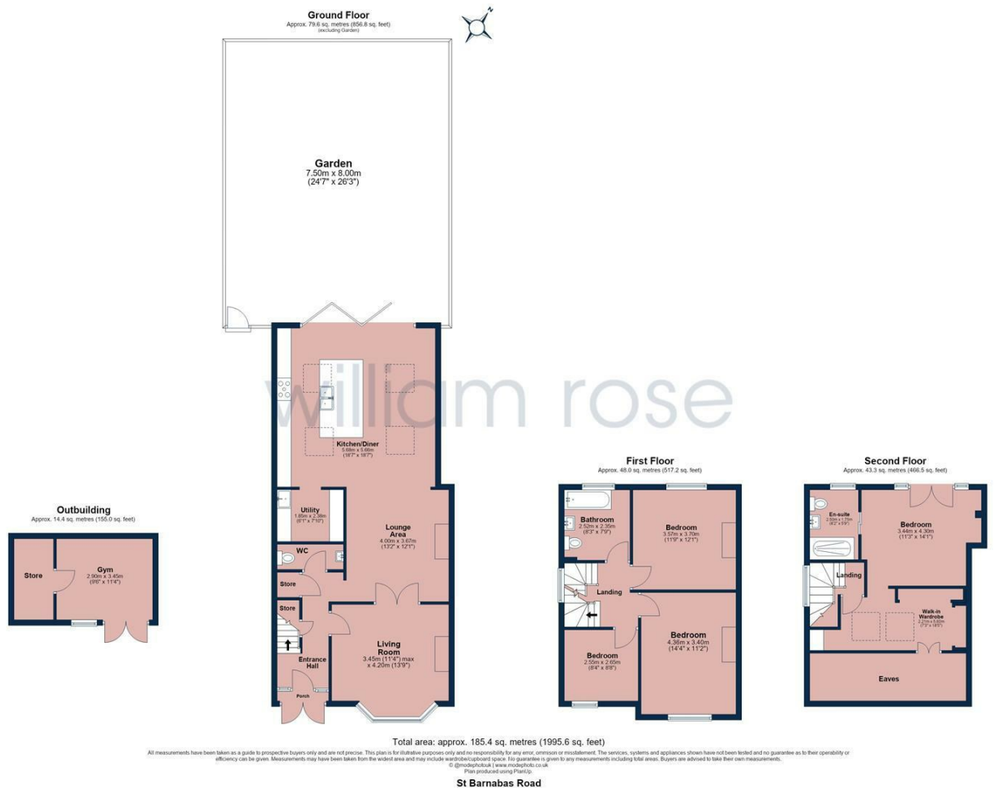
Directions

Viewings

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

EPC Rating













27 St Barnabas Road, Woodford Green, IG8 7BY

Asking Price £1,000,000

- Finished to a high standard
- Luxury Schmidt kitchen diner
- Off street parking
- Utility room
- Stunning family home
- Beautifully extended
- Outbuilding
- Close to Woodford Central Line
- Walk in wardrobe
- Large rear garden

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27 St Barnabas Road, Woodford Green IG8 7BY

An exceptional four-bedroom family home, beautifully extended and thoughtfully renovated throughout, offering approximately 1,995 sq. ft. of versatile accommodation, a stunning open-plan kitchen/dining space, loft conversion, landscaped rear garden and garden room.

4 2 2 Council Tax Band: E







Situated on the sought-after St Barnabas Road in Woodford Green, this impressive family home has been finished to an exceptionally high standard, combining contemporary design with character features and high-quality fixtures and fittings. Having undergone significant improvements, including a substantial six-meter rear extension and a beautifully executed loft conversion, the property offers spacious, stylish and practical accommodation perfectly suited to modern family living.

Upon entering, a welcoming entrance hallway leads through to an elegant front reception room, providing a cosy yet sophisticated space to relax. A reinstated fireplace creates an attractive focal point, adding warmth and character to the room.

To the rear, the property opens into a spectacular extended kitchen and dining area, undoubtedly the heart of the home. The impressive six-meter extension has transformed the ground floor into a bright and expansive space, ideal for both everyday family life and entertaining. A bespoke Schmidt kitchen takes center stage, featuring sleek cabinetry, generous worktop space and a substantial central island. Large roof lights, including electrically operated Velux windows, flood the room with natural light, while expansive glazed doors provide a seamless connection to the rear garden. Underfloor heating adds a further touch of comfort and luxury, complemented by a water softening system and filtered drinking water tap.

The ground floor also benefits from a separate utility room, guest WC and useful storage, ensuring the home is as practical as it is beautifully presented.

The first floor comprises three well-proportioned bedrooms, offering flexibility for growing families, guests or those working from home, alongside a contemporary family bathroom.

Occupying the second floor is an impressive principal bedroom suite, created as part of the loft conversion. This beautifully designed space benefits from a stylish en-suite shower room and a dedicated walk-in wardrobe, providing a private retreat away from the main living accommodation.

Externally, the rear garden offers an excellent balance of lawn and patio space, ideal for alfresco dining, summer entertaining and family relaxation. To the rear of the garden is a detached outbuilding, offering excellent versatility for a variety of uses. Further benefits include triple glazing, underfloor heating, electric Velux windows and off-street parking to the front via a private driveway.

Location

St Barnabas Road is ideally positioned in the highly desirable Woodford Green area, offering a wonderful balance of residential surroundings and excellent connectivity. Woodford Underground Station, served by the Central line, provides convenient access into the City, West End and beyond, while local bus services and nearby road links make travelling throughout London and Essex straightforward.

The area is particularly popular with families thanks to its excellent selection of well-regarded state and independent schools, together with an abundance of green spaces, local amenities, cafés and restaurants.

Disclaimer

FREEHOLD

EPC Rating:
Council Tax Band: Redbridge 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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.