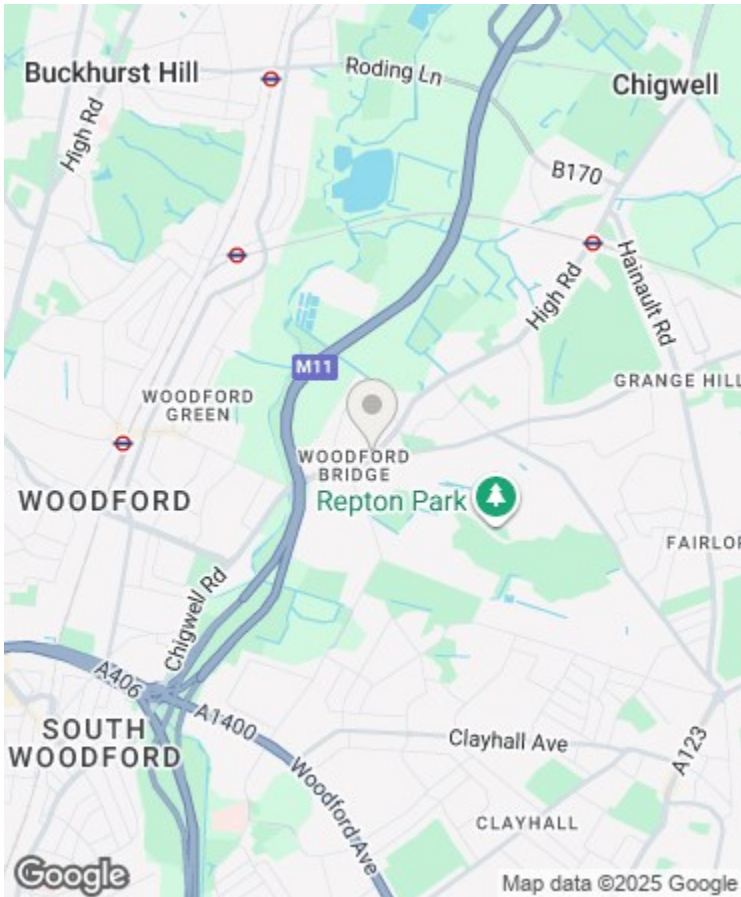




Directions

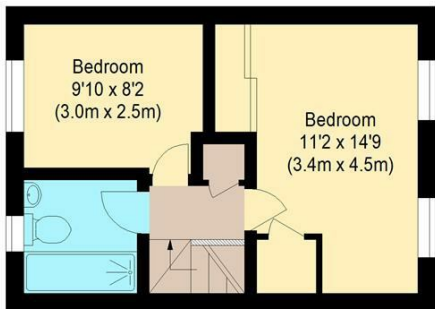
Viewings

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

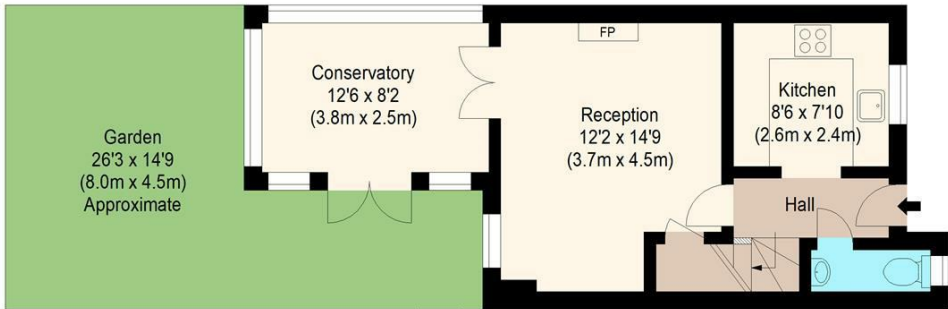
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Ground Floor

william rose
Rose Tree Mews, IG8

Approximate Gross Internal Floor Area: 69.49 sq m / 748 sq ft



8 Rose Tree Mews, Woodford Green, IG8 8GJ

Price Guide £425,000

- *Guide Price £425,000-£450,000*
- End of terrace
- Stylish family bathroom
- Low-maintenance rear garden
- Spacious reception room with access to a conservatory
- Two-bedrooms
- Downstairs cloakroom for added convenience
- Off-street parking
- Side access
- Quiet cul-de-sac location

8 Rose Tree Mews, Woodford Green IG8 8GJ

Guide Price £425,000 - £450,000 Nestled in the desirable location of Rose Tree Mews, Woodford Green, this charming two-bedroom end of terrace house offers a perfect blend of comfort, style, and practicality. Situated in a quiet cul-de-sac, the property is within easy reach of the area's excellent local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

 2

 1

 2

 D

Council Tax Band: E



As you enter the property, you are greeted by a spacious entrance hallway that leads to a modern fitted kitchen, complete with integrated appliances. A convenient downstairs cloakroom is also located on this level. The large reception room provides ample space for family living and is complemented by access to a conservatory, offering a peaceful retreat and additional living space with views into the garden. Upstairs, the property boasts two well-proportioned bedrooms, each providing plenty of natural light, along with a modern family bathroom, perfect for relaxation. Externally, the property offers off-street parking for one vehicle to the front, while the rear garden is designed for low maintenance, ideal for al-fresco dining during the warmer months. The garden also benefits from side access.

Rose Tree Mews is located in the heart of Woodford Green, a vibrant area that offers a balance of suburban tranquillity and convenient access to London. The property is within walking distance of Woodford station, providing excellent Central Line links into the City, making commuting a breeze. Woodford Green itself is known for its green spaces, including the picturesque Epping Forest, ideal for outdoor activities. The area also boasts a range of local shops, restaurants, and cafes, as well as good schools, making it a highly sought-after location for families. With a strong sense of community and excellent transport links, Rose Tree Mews offers the best of both worlds.

FREEHOLD
EPC - D
Council Tax - Redbridge (Band 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.