



Directions

Viewings

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

EPC Rating

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		



william rose
Chingford Road

Approximate Gross Internal Floor Area : 82.20 sq m / 884.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



740 Chigwell Road, Woodford Green, IG8 8AL

£550,000

- *CHAIN FREE*
- Terraced,
- Off-Street Parking,
- Downstairs Cloakroom,
- Pot. to Extend (STPP),
- Three Bedrooms,
- Approx. 80ft Rear Garden,
- Spacious Lounge/Diner with Patio Doors,
- Fitted Kitchen/Breakfast Room,
- Close to Schools & Amenities.

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Situated on the sought-after Chigwell Road in Woodford Green, this charming three-bedroom terraced home offers both comfort and convenience. The property is ideally located with excellent transport links, including nearby Woodford Station, offering access to the Central Line for easy commutes into London. You'll also find a variety of local amenities including shops, schools, and parks, making it perfect for families and professionals alike. With nearby cafes, restaurants, and recreational facilities, everything you need is just a stone's throw away.

 3

 1

 2



Council Tax Band: D



As you enter the property, you are greeted by a spacious entrance hallway leading to a downstairs cloakroom. The ground floor features a well-appointed fitted kitchen with a breakfast area, ideal for family meals, as well as a generous through lounge/diner. The lounge benefits from patio doors which open out to the rear garden, bringing in plenty of natural light. Moving to the first floor, you'll find three well-proportioned bedrooms, a modern shower room, and a large airing cupboard for added convenience. Externally, the front of the property offers off-street parking with a driveway, while the impressive rear garden extends approximately 80 feet in length, providing a perfect space for outdoor relaxation and entertaining.

Chigwell Road, Woodford Green, offers a fantastic blend of suburban tranquillity and city convenience. Woodford Green itself is a desirable location known for its picturesque surroundings, excellent schools, and strong community spirit. The area boasts a range of local shops, independent stores, and eateries, providing everything you need for day-to-day living. For commuters, Woodford Station is nearby, offering direct access to Central London. There are also several green spaces such as the nearby Roding Valley Nature Reserve, ideal for outdoor enthusiasts. Families will appreciate the proximity to highly regarded primary and secondary schools, while the bustling shops and leisure facilities in nearby Woodford and Chigwell offer even more options.

Property Information / Disclaimer
FREEHOLD

EPC Rating: TBC
Council Tax Band: D (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.