

## Directions

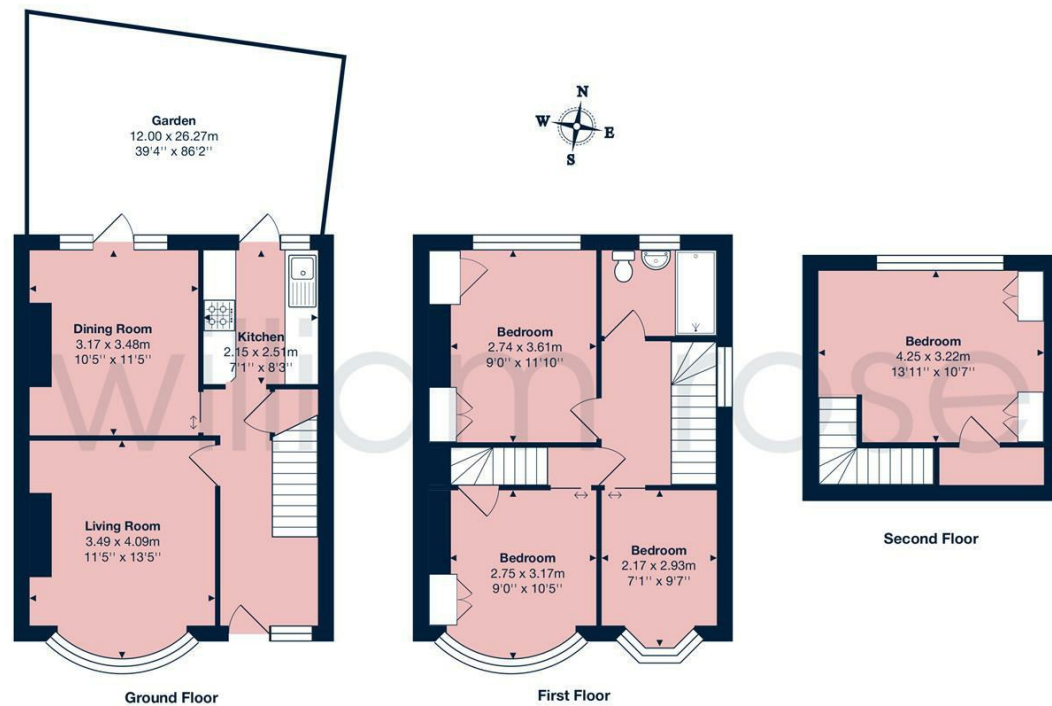
## Viewings

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		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 96.0 m<sup>2</sup> ... 1034 ft<sup>2</sup> (excluding garden)  
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
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## 3 Kensington Drive, Woodford Green, IG8 8LR

Offers Over £550,000

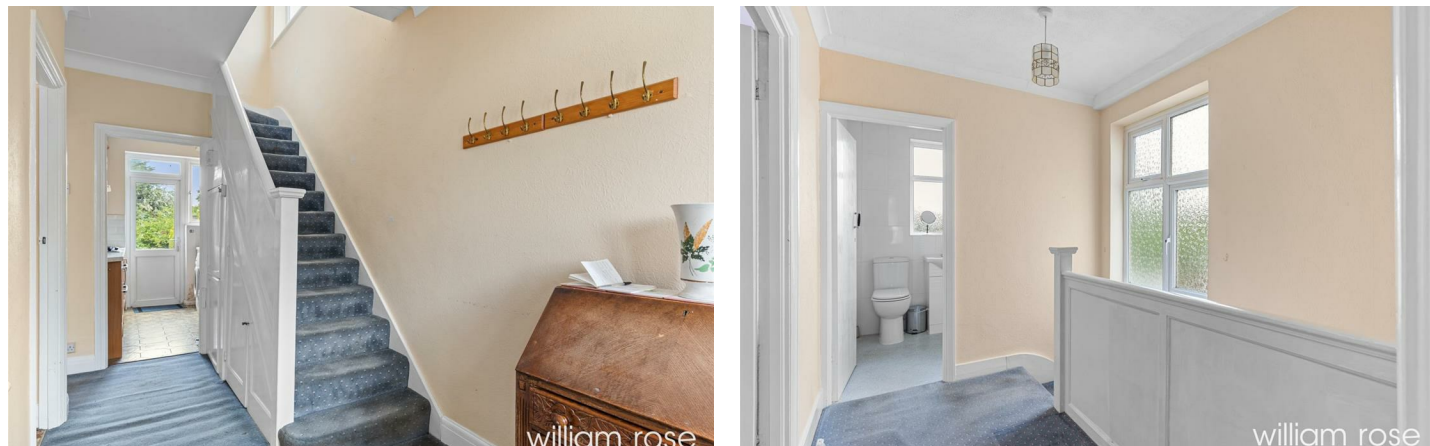
- Four-bedroom family home
- Chain free
- Garage and shared driveway
- Potential to extend (STPP)
- Excellent school catchment
- Semi-detached
- Spacious rear garden
- Backing onto Roding Valley Park
- Sought-after location
- Close to amenities

## 3 Kensington Drive, Woodford Green IG8 8LR

Situated on the sought-after Kensington Drive in Woodford Green, this four-bedroom semi-detached family home presents an exciting opportunity for buyers looking to create their ideal long-term home. Offered to the market chain free, the property provides generous accommodation across three floors alongside an abundance of scope for further extension and enhancement, subject to the necessary planning permissions. Backing directly onto the scenic Roding Valley Park and Wanstead Rugby Club, the home enjoys a wonderfully open and green rear aspect whilst benefitting from a substantial rear garden, shared driveway and garage.



Council Tax Band: D



Upon entering the property, you are welcomed via an entrance hallway which provides access to the principal ground floor accommodation. To the front of the property is a bright and spacious living room, whilst to the rear the separate dining room offers an ideal family dining and entertaining space. The fitted kitchen overlooks the garden and provides direct access outside, creating excellent potential for future open-plan living if desired. The first floor comprises three well-proportioned bedrooms alongside a family bathroom, whilst the second floor has been converted to create a further fourth bedroom, ideal as a principal suite, guest room or home office. Externally, the property benefits from a substantial rear garden backing onto attractive open green spaces, together with a shared driveway leading to a garage. There is also potential, subject to planning permission, to convert the front garden into additional off-street parking.

Kensington Drive is a highly regarded residential turning within Woodford Green, popular with families due to its excellent selection of nearby schools, green open spaces and convenient transport connections. The area offers easy access to both Woodford and South Woodford Central Line stations, providing direct routes into the City and West End, whilst nearby George Lane and Woodford Broadway offer an excellent range of cafés, restaurants, supermarkets and boutique shops. Residents also enjoy close proximity to Epping Forest and Roding Valley Park, making the location ideal for outdoor recreation whilst still offering convenient London living.

### 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.