

## Directions

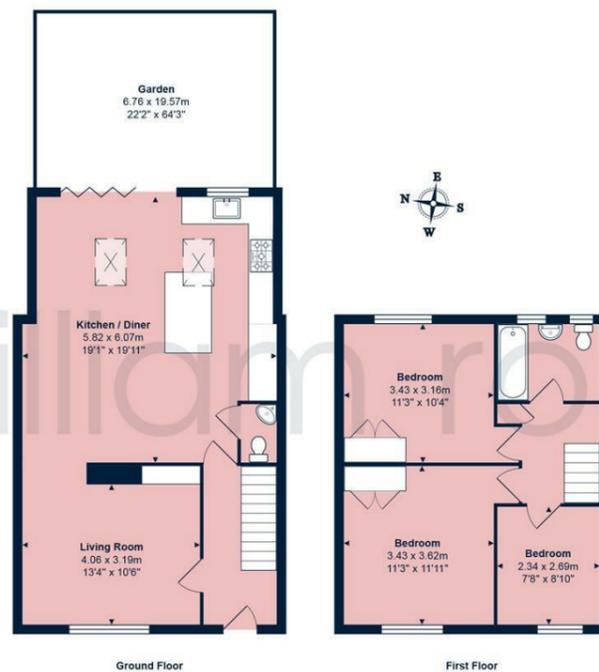
## Viewings

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		51	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: approx. 95.7 m<sup>2</sup> ... 1031 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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38 Beechwood Drive, Woodford Green, IG8 9QX

Guide Price £550,000

- \*Guide price £550,000 - £600,000\*
- Beautifully extended 3-bedroom family home
- Short walk to Highams Park field and lake
- Landscaped rear garden
- Side access
- Close to station
- Ground floor W.C
- Excellent condition
- Popular location
- Stunning open-plan kitchen/diner

# 38 Beechwood Drive, Woodford Green IG8 9QX

\*Guide Price £550,000 - £600,000\* This Stunning Extended 3-Bedroom Family Home on Beechwood Drive, Highams Park. Ticks all the boxes for spectacular family living with its condition and location.



Council Tax Band: C



Beautifully presented and thoughtfully extended, this three-bedroom family home is ideally located on the highly sought-after Beechwood Drive, just a short stroll from the picturesque Highams Park field and lake, perfect for family walks and outdoor leisure.

Set back from the road, this impressive property offers a wealth of desirable features, the highlight being the luxurious open-plan kitchen and dining area complete with a stylish island. The home has been lovingly maintained and refurbished by its current owners, with every detail finished to an exceptional standard.

The ground floor offers a wonderful sense of space and flow, with a bright front reception room leading seamlessly into the extended kitchen-diner, overlooking the beautifully landscaped rear garden, ideal for entertaining and family living. A convenient ground floor W.C. completes this level. Upstairs, you'll find two generous double bedrooms, a third single bedroom, and a modern family bathroom, all tastefully decorated and ready to move straight into.

Externally, the home offers a front garden with side access, while the rear garden is a true showstopper featuring a large patio perfect for outdoor dining, and steps leading to a lawn, providing a perfect space for children and summer gatherings.

Beechwood Drive is a peaceful and family-friendly location, offering an excellent balance between local amenities and green open spaces, including Epping Forest and Highams Park. The High Road offers a range of popular cafés, shops, and restaurants, while Woodford Central Line and Highams Park Station are both nearby, making commuting into London effortless. For drivers, the M25 and M11 are easily accessible.

Families will also appreciate the excellent selection of outstanding state and private schools in the area, making this beautiful property an ideal long-term family home.

## Property Information / Disclaimer

FREEHOLD

Council Tax Band: Waltham Forest - Banc C

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.