

Directions

Viewings

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

EPC Rating

E

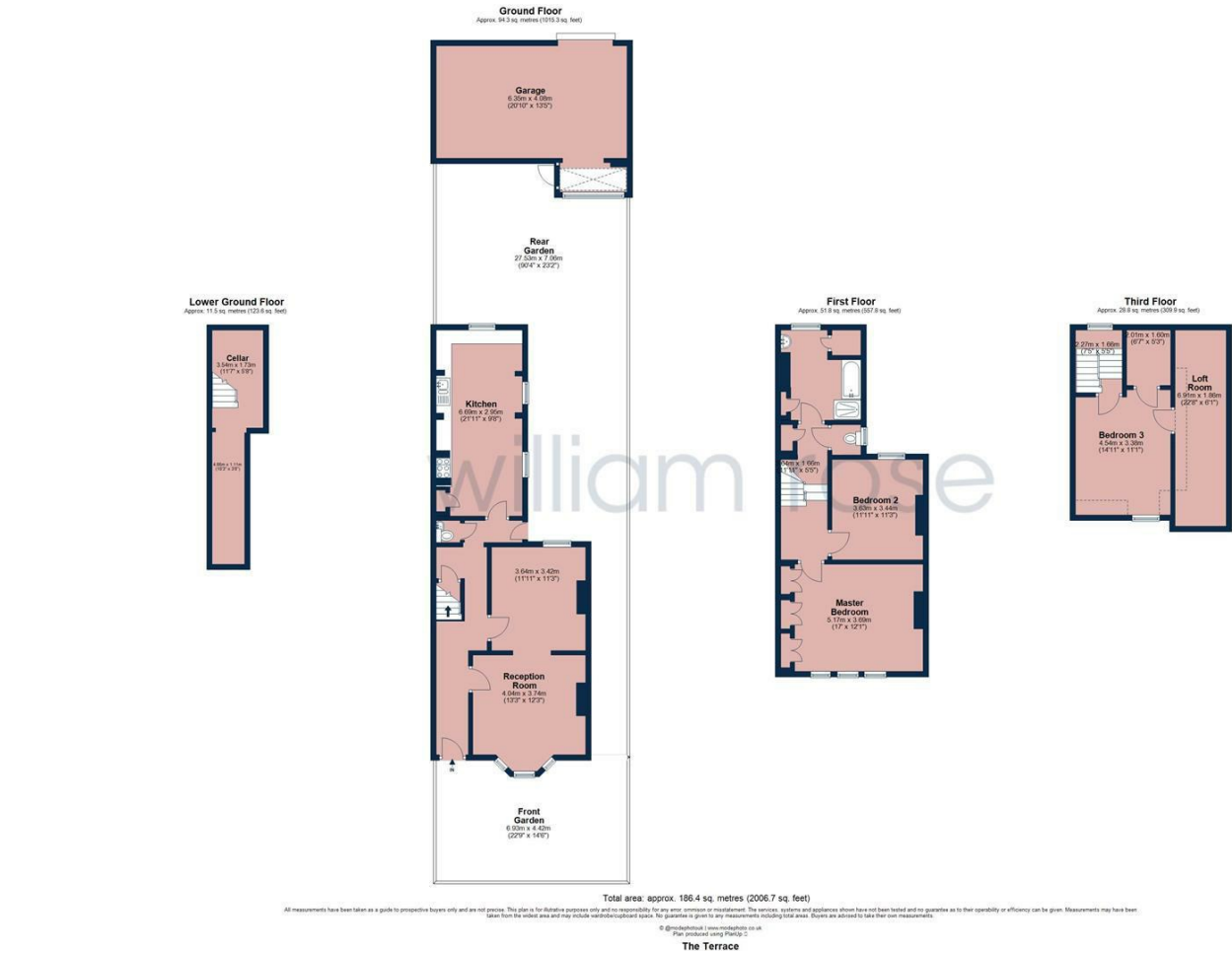
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



5 The Terrace, Woodford Green, IG8 0XS

£3,250

- Three double bedrooms
- Two receptions
- Large family bathroom
- Private Gardens: Front and rear
- Close to popular schools
- Victorian home over four floors
- Many period features
- Basement Cellar Ideal for storage
- Generous size garage with rear access
- Woodford station close by



5 The Terrace, Woodford Green IG8 0XS

A beautifully presented and spacious four-storey Victorian home, this property offers over 2,000 sq ft of flexible living space, thoughtfully laid out for modern family life while retaining its period charm. Set in a desirable part of Woodford Green, The Terrace boasts excellent local amenities, schools, and transport links.



Council Tax Band: E



This home in The Terrace welcomes you with a traditional front garden and a striking bay-fronted façade. Upon entering, the ground floor reveals two well-proportioned reception areas. The front room, with its large bay window and high ceilings, is a bright, comfortable space that lends itself well to both entertaining and relaxing. The rear reception opens into a spacious, extended kitchen that runs the length of the house, offering a sociable layout for cooking and dining, with direct access out to a generous rear garden.

Beyond the garden lies a large garage, a rare and valuable feature in this location, offering secure parking or additional storage. A cellar is located beneath the ground floor, providing further useful storage.

Upstairs, the first floor comprises a large master bedroom spanning the full width of the property at the front, along with a second double bedroom and a modern family bathroom. A separate WC adds extra convenience. The top floor offers a further bedroom, including a bright and airy loft room. This upper level is perfect for older children, guests, or as dedicated home office space.

The layout of the home offers exceptional flexibility for family life with high ceilings, sash windows, and period features provide timeless character, while the flow of space caters beautifully to modern needs.

Nestled on the edge of Epping Forest, Woodford Green is a leafy, well-connected part of northeast London known for its community feel, open green spaces, and excellent local schooling. The Terrace is just a short walk from Woodford Central Line station, offering quick access to the City and West End.

Local shops, restaurants, and cafés can be found along The Broadway and nearby George Lane in South Woodford. Families are well-served by a range of reputable schools, both state and independent, including the highly regarded Churchfields Primary, Woodford County High School for Girls, and Bancroft's School.

With a blend of nature and connectivity, this area

offers the best of both worlds – peaceful residential surroundings with all the convenience of London living just moments away.

Redbridge Council Tax Band - E
EPC - E
Freehold

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