

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	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



6 Hawthorns, Woodford Green, IG8 0RN

£2,000 Per Month

- Three bedroom town house
- Newly painted
- Large lounge covering the first floor
- Close to Epping forest
- Garage and off street parking
- Recently newly fitted kitchen
- Good sized bedrooms
- New flooring
- Popular schools close by
- Private rear garden



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 30/7/2025



## 6 Hawthorns, Woodford Green IG8 0RN

This 3 bedroom townhouse located in a popular road close to popular schools and Epping Forest. The property has just had a new kitchen fitted along, painted throughout and new flooring.



Council Tax Band: E



Stylish Three-Bedroom Townhouse in Sought-After Hawthorns, Woodford Green.

Located in the peaceful and highly sought-after Hawthorns development in Woodford Green, this beautifully presented three-bedroom semi-detached townhouse offers modern living across three spacious floors. Ideal for families, professionals or those looking to upsize locally, the home combines a contemporary finish with a practical layout and a desirable location.

The property features a generous reception room that spans the width of the first floor, offering plenty of space for both dining and relaxing. Large windows flood the space with natural light, creating a warm and welcoming environment that's perfect for entertaining or winding down after a long day. The modern kitchen is recently fitted and designed for ease of use, complete with sleek cabinetry and integrated appliances, making everyday cooking a pleasure. Freshly redecorated and fitted with new flooring throughout, the property is ready for immediate occupation and offers a bright, neutral backdrop for your own style.

There are three well-proportioned bedrooms, including one on the ground floor which could also serve as a home office, guest room or playroom. The two top-floor bedrooms are both spacious and comfortable, making them ideal for a growing family. A family bathroom is located on the second floor, complemented by an additional shower room on the ground floor, providing convenience across all levels of the home.

Outside, the property enjoys a private rear garden with direct access, offering an excellent spot for summer barbecues or relaxing in the sunshine. The integral garage and front driveway provide secure off-street parking, which is a rare and valuable feature in the area.

Woodford Green is a vibrant and family-friendly location surrounded by green open spaces, including the nearby Epping Forest. Residents can enjoy scenic walking trails, local sports clubs and a thriving café culture in both Woodford Green and Buckhurst Hill. The property is within reach of Woodford Underground Station on the Central Line,

allowing for quick connections to Stratford, Liverpool Street and the West End. Major road links such as the A406 and M11 are also close by.

Families will particularly appreciate being in the catchment area for some of the most respected local schools both state and private.

This is a wonderful opportunity to secure a stylish and well-maintained home in one of Woodford Green's most desirable developments. Early viewing is highly recommended.

EPC Rating: D

Council Tax: London Borough of Redbridge – Band E