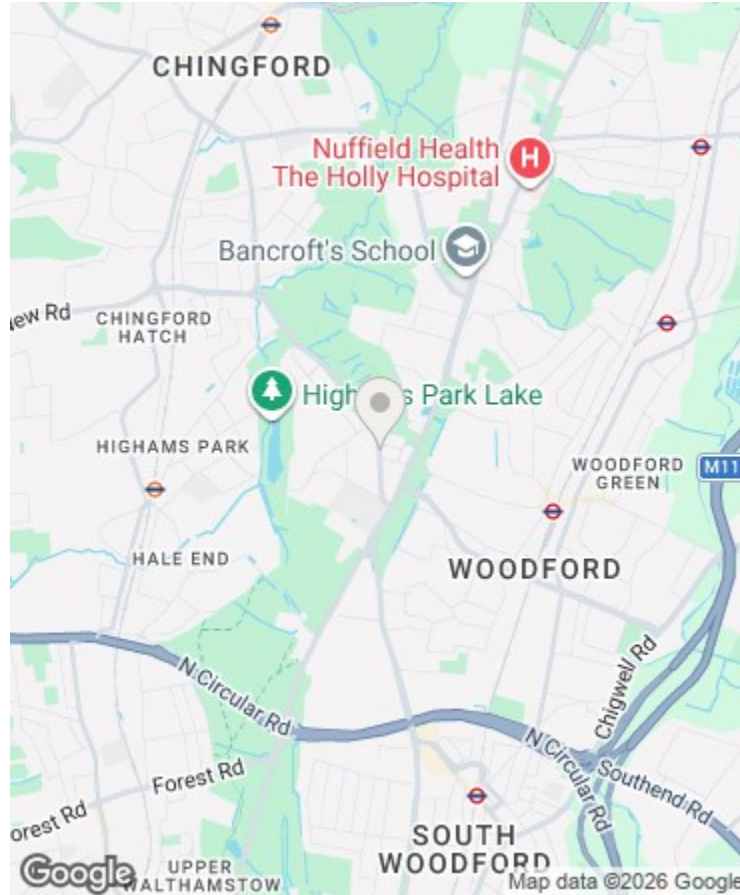




Directions

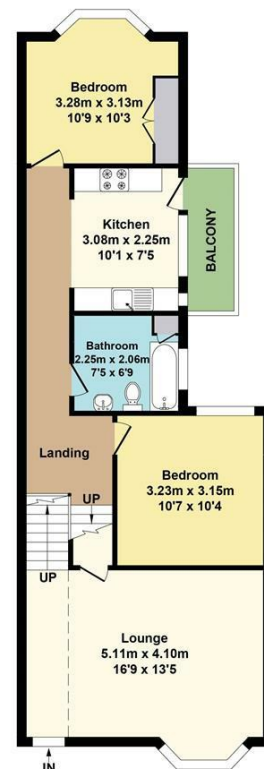
Viewings

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

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		



Total Approx. Floor Area 63.42 Sq. M. (682 Sq. Ft.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Produced By www.myphotogenie.co.uk



61 Chingford Lane, Woodford Green, Essex, IG8 9QT

£1,650 PCM

- Two generous double bedrooms
- Approximately 682 sq. ft.
- Modern fitted kitchen
- Small balcony
- Excellent transport links to Central London
- First floor maisonette
- Bright bay-fronted reception room
- Contemporary family bathroom
- Close to forest & lake
- Double glazed

61 Chingford Lane, Woodford Green IG8 9QT

Located in the Heart of Woodford Green is this two bedroom Ex Warner maisonette. This property offers excellent accommodation and is a short walk to all amenities and Woodford Central Line Station.

 2

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 1

 C

Council Tax Band: C



Positioned on one of Woodford Green's attractive tree-lined Victorian roads, this beautifully presented two-bedroom first floor maisonette combines period charm with contemporary styling, offering bright and spacious accommodation extending to approximately 682 sq. ft.

The property is accessed via its own front door, with stairs rising to a generous first-floor landing that creates a real sense of space from the moment you arrive. The impressive bay-fronted lounge is flooded with natural light and provides an elegant living and entertaining space, enhanced by high ceilings, a feature fireplace and attractive period proportions.

The modern fitted kitchen has been thoughtfully designed with ample storage and worktop space, integrated cooking appliances and direct access onto a small balcony. There are two well-proportioned double bedrooms. The principal bedroom enjoys a charming bay window and fitted wardrobes, while the second bedroom is equally generous and offers flexibility as a guest room, nursery or home office. A contemporary family bathroom completes the accommodation.

The property has been tastefully decorated throughout, blending character features with modern finishes to create a home that is ready to move straight into. Large windows, neutral décor and quality flooring ensure every room feels bright and welcoming. Whether you're a first-time renter, professional couple or small family, this superb maisonette offers generous living accommodation in a highly convenient location.

Chingford Lane is perfectly positioned on the borders of Woodford Green and Highams Park, offering an excellent balance of leafy surroundings and everyday convenience. The area is well regarded for its Victorian architecture, welcoming community atmosphere and abundance of green open spaces.

For commuters, Woodford Underground Station (Central Line) provides direct access into Stratford, Liverpool Street and the West End, while Highams Park Station offers regular Overground services into London Liverpool Street. There are also excellent

road connections via the A406, M11 and M25, making travel across London and Essex straightforward.

Residents enjoy a wide selection of independent cafés, restaurants, supermarkets and local shops, with both Woodford Green and Highams Park providing vibrant high streets. Epping Forest and Highams Park Lake are also within easy reach, offering miles of woodland walks, cycling routes and outdoor leisure opportunities.

The area is particularly popular with professionals and young families thanks to its excellent transport links, attractive residential streets and access to a number of highly regarded local schools.

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.