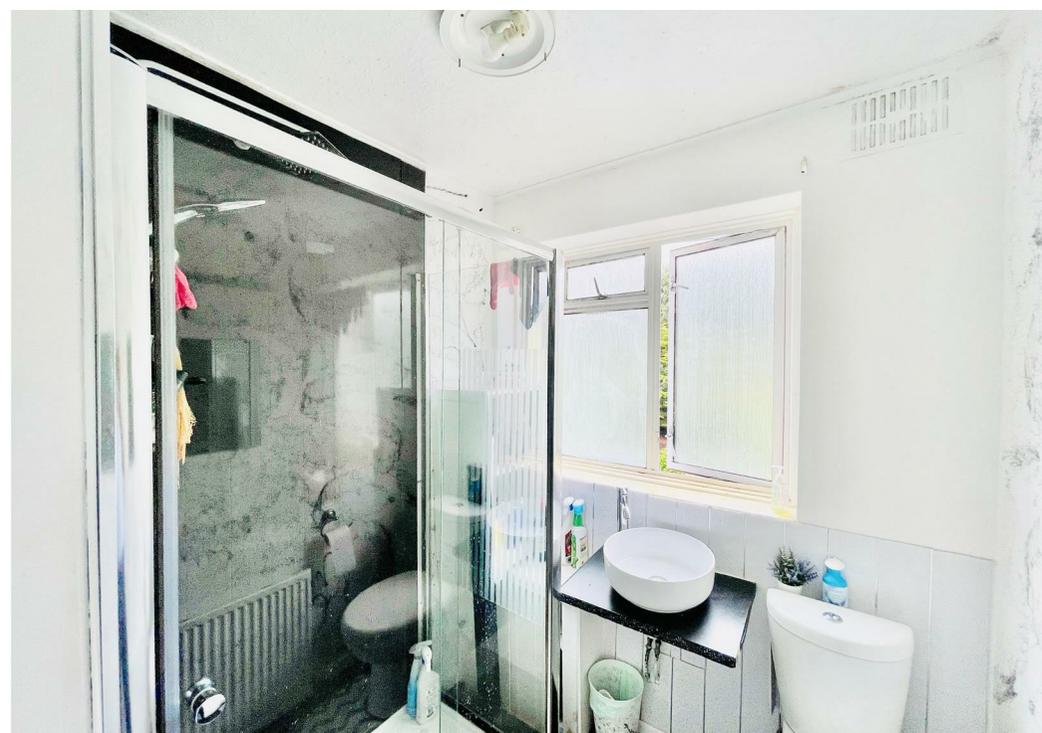
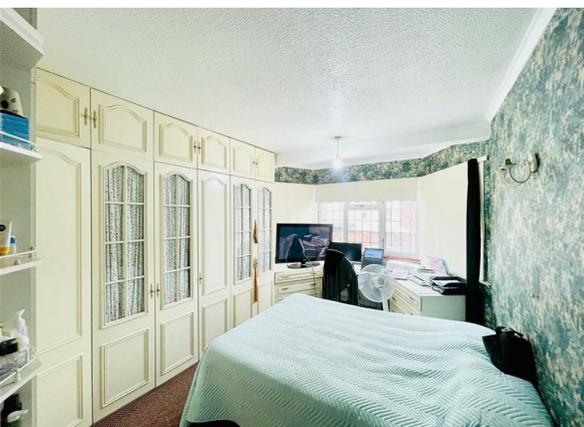
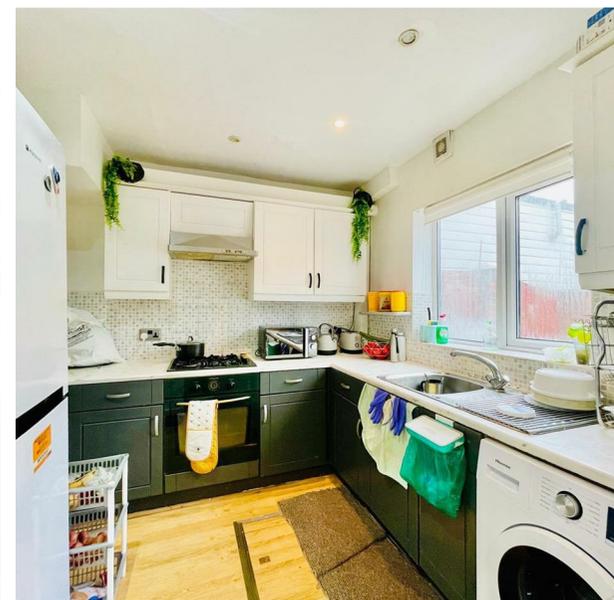


95 Westview Drive, Woodford Green, IG8 8LX
Price Guide £575,000

COMPLETION
SALES & LETTINGS



95 Westview Drive, Woodford Green, IG8 8LX

Price Guide £575,000

Council Tax Band:

Welcome to this charming property located on Westview Drive in the desirable area of Woodford Green. This delightful house boasts a warm and inviting atmosphere with its older style, offering a touch of character that is hard to find in modern properties.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a large garden with a terrace provides a lovely outdoor space where you can unwind, host summer barbecues, or simply enjoy the fresh air.

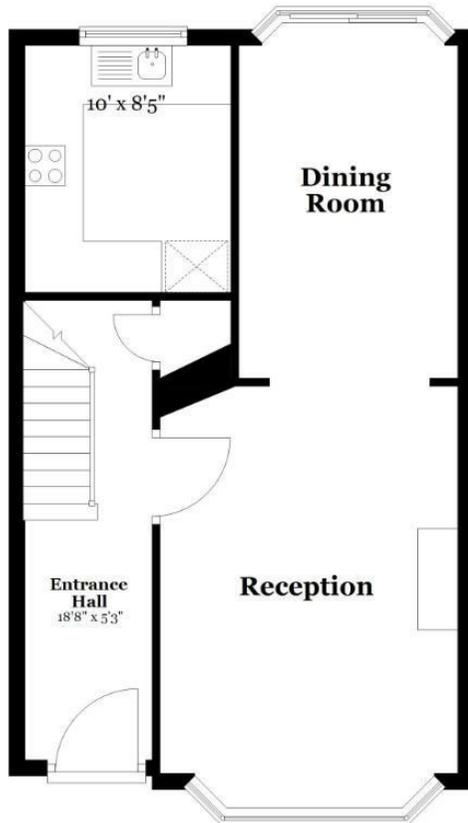




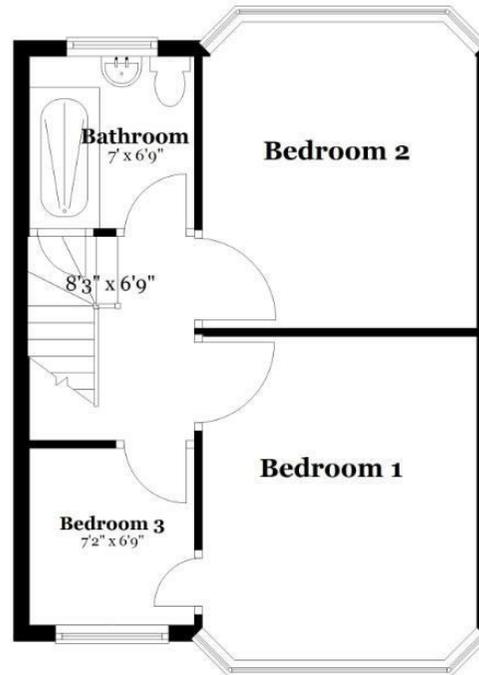




Ground Floor
Approx. 529.4 sq. feet



First Floor
Approx. 435.8 sq. feet



Total area: approx. 965.2 sq. feet
All measurements are appropriate and should not be relied upon.
Plan produced using PlanUp.

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