

LAWLORs

SALES · LETTINGS · ELITE



A substantial Double Fronted Five Bedroom Edwardian House situated within a prime location being close to Woodford Central Line station.

Glengall Road, Woodford Green

TO VIEW | 020 8506 0828



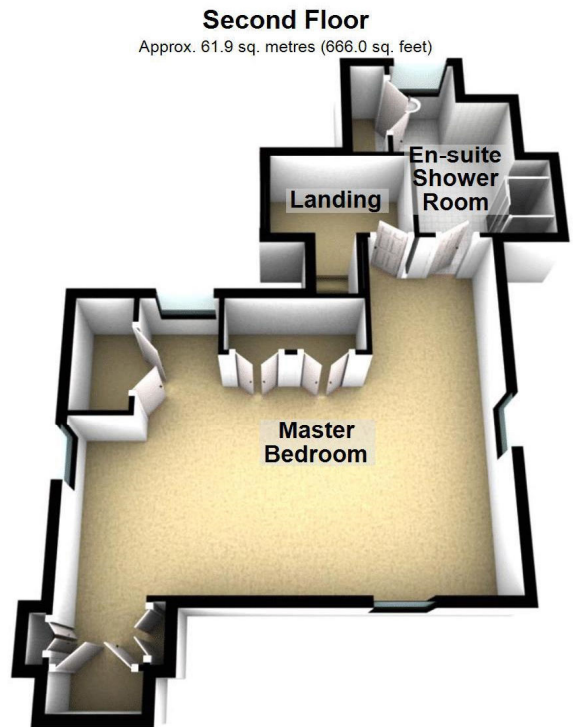
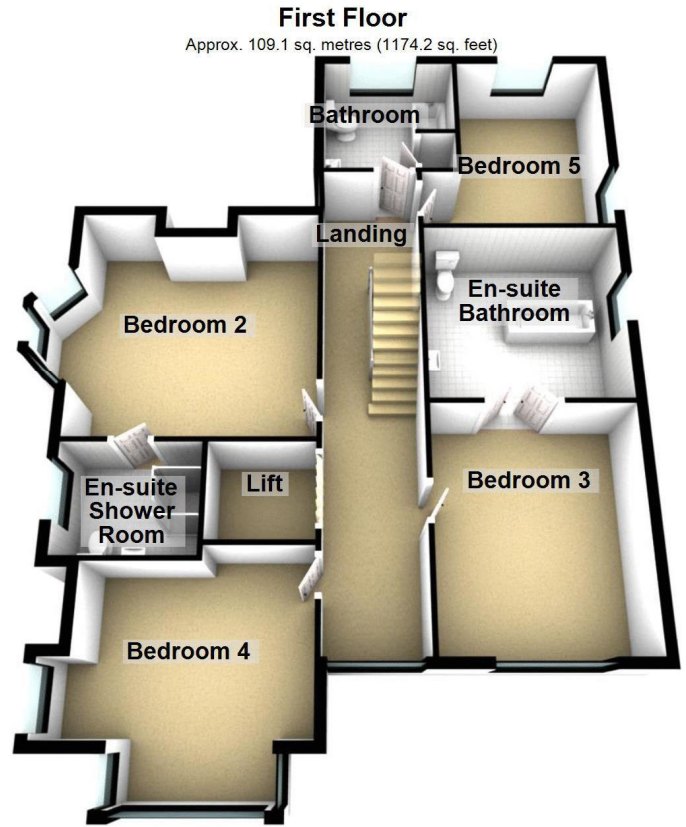
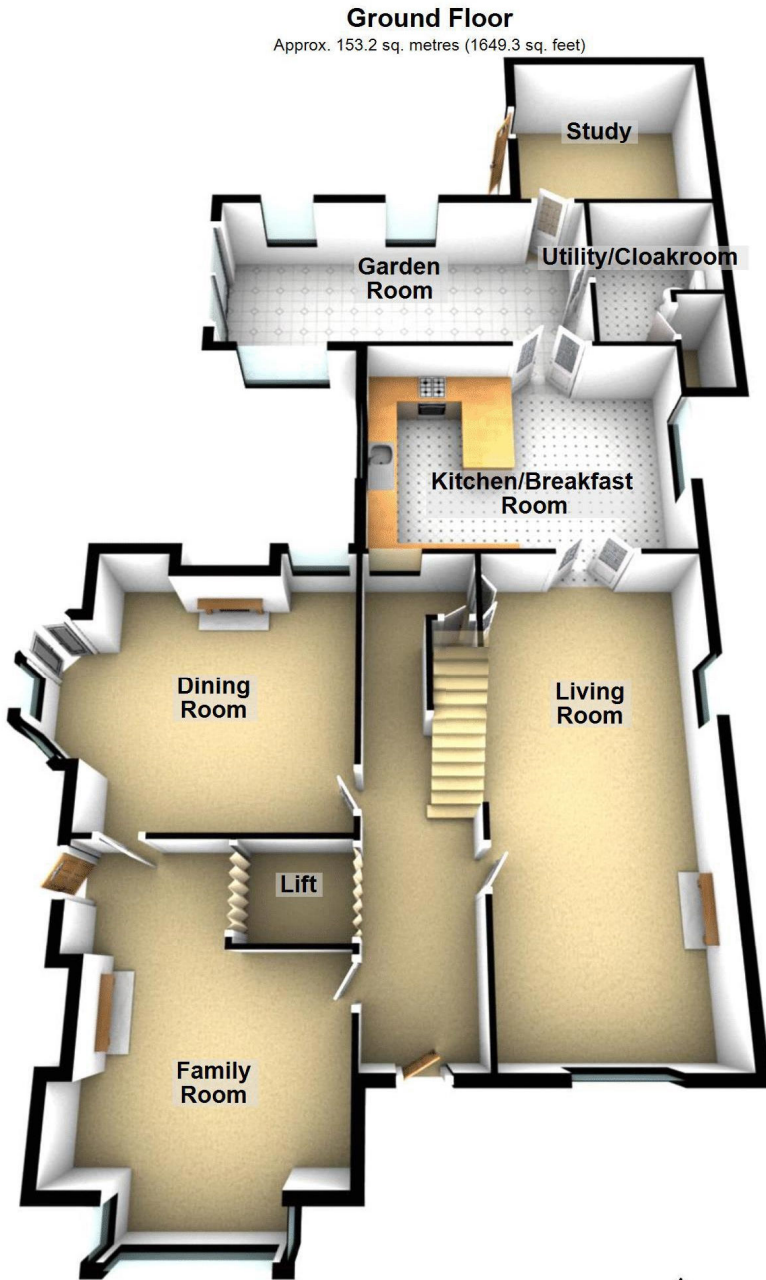
IN BRIEF...

Age:	Edwardian (1901-1910)
Tenure:	Freehold
Bedrooms:	5
Bathrooms:	4
Receptions:	4
Area:	3489.4 sq.ft / 324.2 sq.mt
Condition:	Well Presented
Outside:	65ft Rear Garden
Parking:	Off-Street Parking + Garage

Situated within the ever-popular Glengall Road is this double fronted Edwardian five bedroom detached family home which has an abundance of character and charm. Internally, this substantial property offers 3489.4 sq.ft of accommodation arranged over three floors to provide: Four well-proportioned reception rooms, kitchen/breakfast room, study and utility/guest cloakroom. The upper floors boast five spacious bedrooms, three with en-suites and a principle bathroom. Externally, there is off-street parking for several vehicles, a detached garage and a delightful rear garden. As this property is a rare addition to the market an early internal inspection is advised.



PLANS...



Total area: approx. 324.2 sq. metres (3489.4 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

DIMENSIONS...

Ground Floor

Living Room

26' 4" x 11' 10" (8.02m x 3.60m)

Family Room

18' 4" x 13' 11" (5.58m x 4.24m)

Dining Room

16' 8" to bay x 14' 11" (5.08m x 4.54m)

Kitchen/Breakfast Room

18' 3" x 13' 3" (5.56m x 4.04m)

Utility Room

10' 10" x 8' 0" (3.30m x 2.44m)

Garden Room

22' 7" x 10' 9" (6.88m x 3.27m)

Study

11' 9" x 10' 8" (3.58m x 3.25m)

First Floor

Bedroom Two

17' 6" to bay x 14' 11" (5.33m x 4.54m)

En Suite

7' 10" x 5' 2" (2.39m x 1.57m)

Bedroom Three

14' 9" x 11' 9" (4.49m x 3.58m)

En Suite

11' 11" x 11' 10" (3.63m x 3.60m)

Bedroom Four

13' 11" to bay x 13' 9" to bay (4.24m x 4.19m)

Bedroom Five

13' 0" x 11' 10" (3.96m x 3.60m)

Bathroom

8' 4" x 8' 0" (2.54m x 2.44m)

Second Floor

Master Bedroom

23' 9" x 22' 9" (7.23m x 6.93m)

En Suite

12' 3" x 8' 8" (3.73m x 2.64m)

Garden

65' 0" x 23' 0" (19.80m x 7.01m)

Garage

22' 0" x 13' 0" (6.70m x 3.96m)

MORE DETAILS...

EPC: F | Local Authority: London Borough Of Redbridge | Council Tax Band: G

EPC...

Energy Performance Certificate

32, Glengall Road
WOODFORD GREEN
IG8 0DL

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Dwelling type: Detached house
Date of assessment: 23 October 2009
Date of certificate: 26 October 2009
Reference number: 9556-2807-6005-0321-8461
Type of assessment: RdSAP, existing dwelling
Total floor area: 306 m²

Energy Efficiency Rating

Band	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	25	40
G (1-20)		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Band	Current	Potential
A (10-45)		
B (46-55)		
C (56-65)		
D (66-75)		
E (76-85)		
F (86-95)	22	34
G (96-100)		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

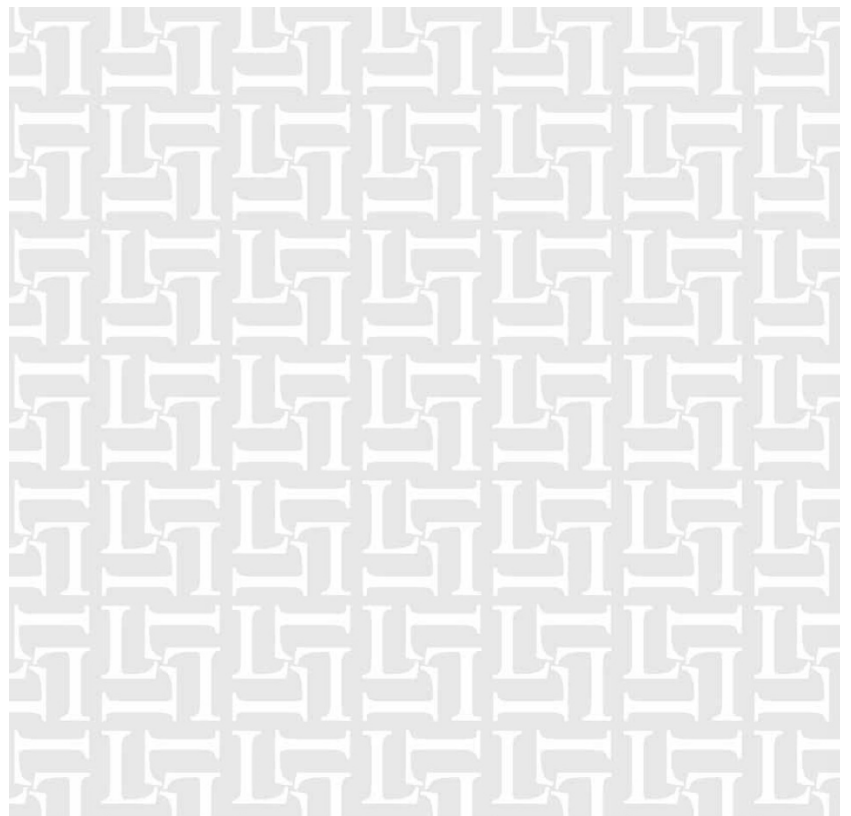
	Current	Potential
Energy use	517 kWh/m ² per year	385 kWh/m ² per year
Carbon dioxide emissions	27 tonnes per year	20 tonnes per year
Lighting	£288 per year	£160 per year
Heating	£3767 per year	£2893 per year
Hot water	£286 per year	£189 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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NOTEWORTHY...

This property is situated within a sought-after location being close to Woodford Central Line station.

TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

Call for your free valuation

020 8506 0828

OUTSIDE...

Externally, to the front of the house there is off-street parking for several vehicles and a detached garage. The rear garden offers a large patio and a lawn area.



LOCATION...

Town centre: The Broadway, Woodford Green, Less Than 0.5 Miles

Supermarket: Waitrose, Approx 1 Mile

Sports centre: David Lloyd, Chigwell, Approx 1.5 Miles

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG8 0DL)

TRANSPORT...

Underground station: Woodford Station, Less Than 0.5 Miles

Railway station: Chingford Station, Approx 3 Miles

Motorway junction: M11 Junction 4, A406 & A12, Approx 3 Miles

AREA...



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AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be