




dreampad

35 Clarence Gate

Woodford Green | Greater London | IG8 8GN



Kitchen / Breakfast Room



**Woodford Green, Essex - Superb Imposing 3900 Sq Ft 7 Double Bedroom Detached Residence Located In A Quiet Cul De Sac With No Through Traffic On The Exclusive Highly Sought After Repton Park Development.**

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Guide Price: £1,999,995

It is with great pleasure we offer for sale this extremely spacious, high specification 3900 sq ft family residence that has to be viewed internally in order to be fully appreciated. In short the accommodation on the ground floor includes entrance hall, cloakroom, study, impressive living room, dining room, magnificent high specification 26 ft kitchen/ breakfast room and utility room. On the first floor the master bedroom enjoys its own extremely spacious, high specification en suite bathroom, bedroom two also benefits from its own en suite, with three remaining double bedrooms and a good size family bathroom. On the second floor there are a further two large double bedrooms and a cloakroom which could easily be extended into a bath/ shower room if required.

Externally the property is approached via a large driveway offering ample off street parking for several vehicles leading to a large double garage with two electric up and over doors. Gated access leads to the rear garden which is mostly laid to lawn with mature flower and shrub borders and patio area.



Living Room



Dining Room



Other Ground Floor Images



Master Bedroom



En Suite



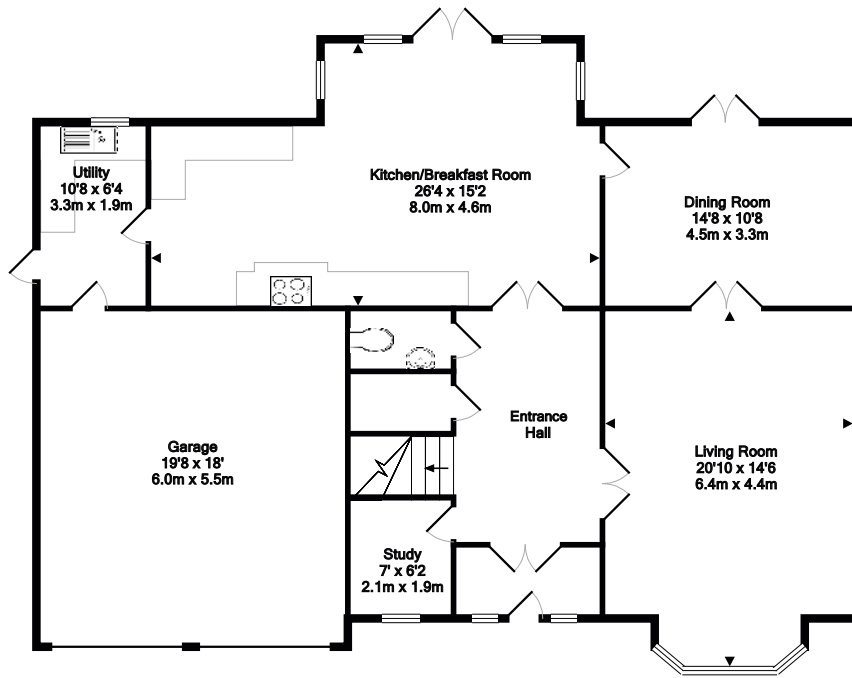




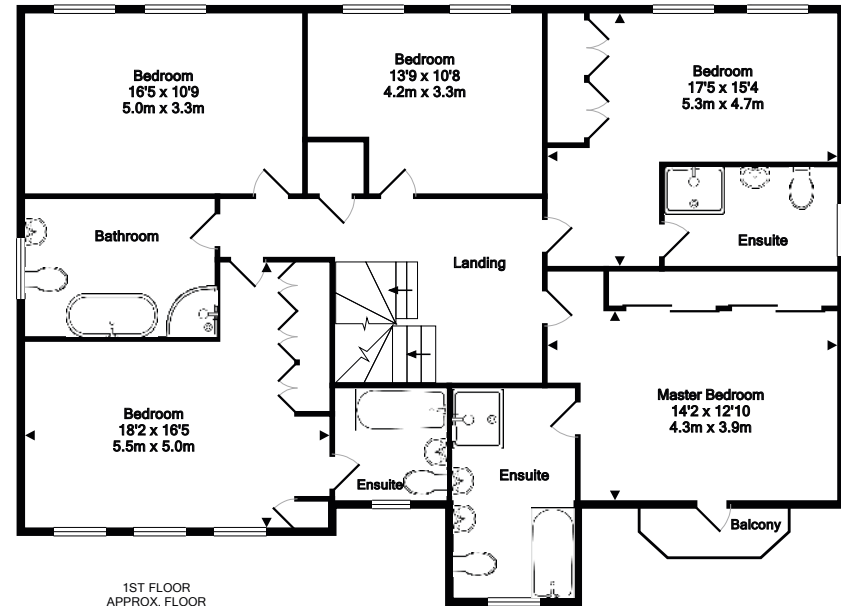
Family Bathroom



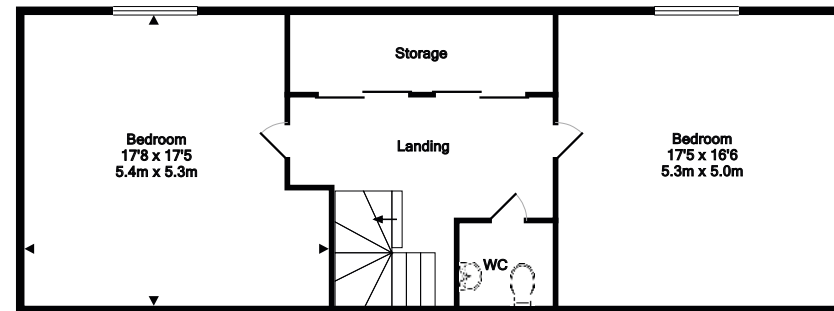
Rear Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 1487 SQ.FT.  
(138.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1429 SQ.FT.  
(132.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3876 SQ.FT. (360.1 SQ.M.)  
Made with Metropix ©2017



**Transport:** Chigwell Underground Station (Central) - 1.4 miles  
M11(J4) - 1.9 miles

**Services:** Mains Gas Heating, Mains Water & Mains Drainage

**Council Tax:** Band H

**Local Authority:** Redbridge Council

### **Important Notice:**

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

[Further Information](#)



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# Energy Performance Certificate

35, Clarence Gate, WOODFORD GREEN, IG8 8GN

**Dwelling type:** Detached house  
**Date of assessment:** 29 February 2016  
**Date of certificate:** 29 February 2016


**Reference number:** 8646-7822-4270-7241-9926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 322 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

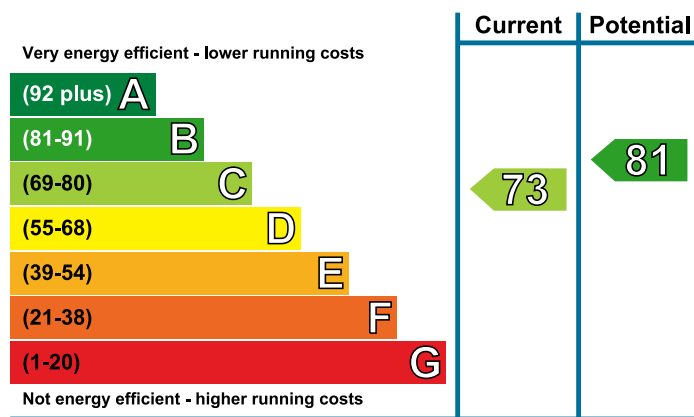
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,151</b>
<b>Over 3 years you could save</b>	<b>£ 759</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 486 over 3 years	
Heating	£ 4,137 over 3 years	£ 3,504 over 3 years	
Hot Water	£ 528 over 3 years	£ 402 over 3 years	
<b>Totals</b>	<b>£ 5,151</b>	<b>£ 4,392</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 762	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.