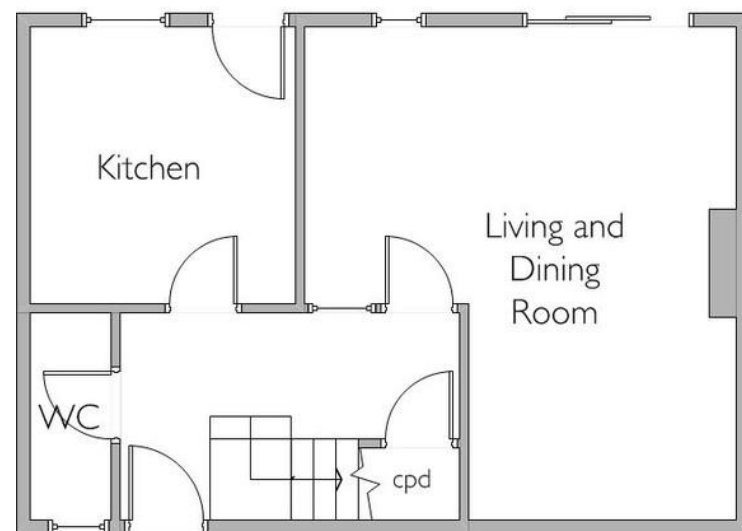
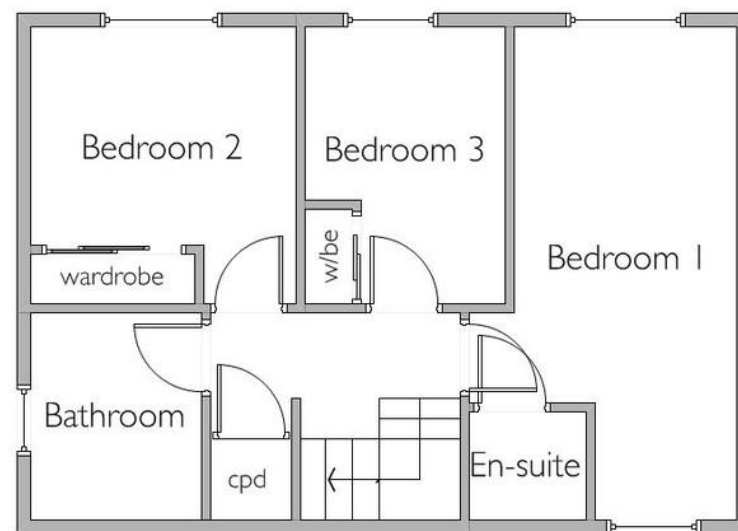


Gross Internal Floor Area: Approximately 958 sq.ft / 89 sq.m.



GROUND FLOOR



FIRST FLOOR



#### FREE MARKET APPRAISAL

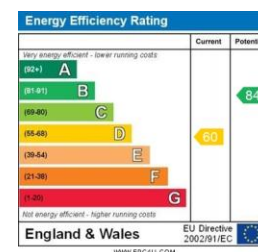
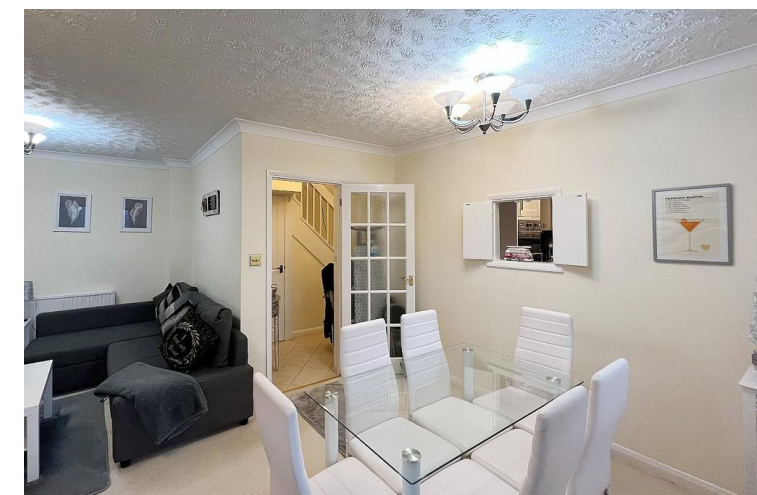
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

#### FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

#### MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



Stevenette

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Essex, IG10 1LJ  
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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Stevenette

60 Newlands Road  
Woodford Green, IG8 0RU  
£685,000





- Individual Detached House
- Courtyard-Style Position
- Garage & Parking
- 2 Bath/Shower Rooms
- Gas Central Heating
- Double Glazing

Offered with NO ONWARD CHAIN, this detached house stands in a highly desirable location and within a particularly private courtyard-style position tucked away from the road. There's direct access to the west-facing garden from both the living room and kitchen and the property offers an exciting opportunity for a new owner to update the fixtures and fittings according to their own tastes. Newlands Road is a popular residential road very well-placed for walking to and in Epping Forest as well as access to the well-regarded local schools and other amenities.

## GROUND FLOOR

## ENTRANCE HALL

## LIVING & DINING ROOM

18' 3" max x 16' 0" max (5.56m x 4.88m)

## KITCHEN

10' 3" x 10' 0" (3.12m x 3.05m)

## WC

## FIRST FLOOR

## LANDING

## BEDROOM 1

18' 3" x 8' 3" (5.56m x 2.51m)

## EN-SUITE SHOWER

## BEDROOM 2

10' 3" x 10' 0" (3.12m x 3.05m)

The measurements include a built-in wardrobe.

## BEDROOM 3

10' 3" x 7' 6" (3.12m x 2.29m)

The measurements include a built-in wardrobe.

## BATHROOM & WC

## EXTERIOR

The house is approached over a length of block-set driveway that provides a parking opportunity directly in front of the single GARAGE which has an attached store. To the rear is an enclosed garden laid mainly to lawn with established borders and beds and a gated path leading to the side of the house.

## TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

## SERVICES

All mains services are understood to be connected. No services or installations have been tested.

## BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

## COUNCIL TAX

Council Tax is payable to Redbridge London Borough Council. The property is shown in Council Tax band 'F'.

## SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Woodbridge High School.



Viewing is available strictly by appointment  
with Stevenette and Company LLP  
020 3657 6576

