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1 Lambs Meadow  
Woodford Green, Essex IG8 8QD  
Price guide £600,000



## 1 Lambs Meadow, Woodford Green, Essex IG8 8QD

**\*\* Price Guide: £600,000 to £625,000 \*\*** Arbon & Miller welcome you to Lambs Meadow - This charming end terrace house located in the sought-after area of Woodford Green. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within the home. Situated in a peaceful cul-de-sac, this property offers a tranquil environment away from the hustle and bustle of the city. The parking space for one vehicle provides added convenience for homeowners. The well-presented interior of the house is sure to impress, offering a comfortable and inviting atmosphere for you to call home. With excellent road links nearby, commuting to work or exploring the surrounding areas is made easy. Overall, this property is extremely spacious, well-maintained, and located in a desirable area, making it a fantastic opportunity for anyone looking for a new place to call home in Woodford Green.

### **ENTRANCE HALL 17' x 6'7 max (5.18m x 2.01m max)**

Entrance door, radiator, parquet flooring.

### **CLOAKROOM 5'2 x 3'3 (1.57m x 0.99m)**

Low level wc, vanity unit with wash hand basin and mixer tap, radiator, part tiled walls, tiled floor, spotlights to ceiling, obscure double glazed window.

### **KITCHEN/DINER 17' x 10'11 (5.18m x 3.33m)**

Wall and base units, working surfaces, cupboards and drawers, stainless steel single drainer sink unit with mixer tap, gas cooker point, plumbing for washing machine and dishwasher, part tiled walls, radiator, tiled floor, spotlights to ceiling, two light double glazed window, further double glazed window, double glazed double doors to rear.

### **DINING ROOM 15'10 x 7'5 (4.83m x 2.26m)**

Three light double glazed window, spotlights to ceiling, coved cornice, laminated flooring.

### **LOUNGE 17'3 x 12'11 (5.26m x 3.94m)**

Double glazed door to rear with two light double glazed window either side, two radiators, spotlights to ceiling, coved cornice, Parquet flooring.

### **CONSERVATORY 15'10 x 5'10 (4.83m x 1.78m)**

Double glazed double doors to rear with two light double glazed window either side, two further two light double glazed windows, Velux window, radiator, tiled floor.

### **FIRST FLOOR LANDING 11'5 x 6'5 (3.48m x 1.96m)**

Radiator, access to loft, two storage cupboards, laminated flooring.

### **BEDROOM ONE 17'1 x 11'4 (5.21m x 3.45m)**

Two double glazed two light windows with secondary glazing, radiator, coved cornice, wooden flooring.

### **BEDROOM TWO 12'2 x 10'4 (3.71m x 3.15m)**

Two light double glazed window with secondary glazing, radiator, coved cornice, wooden flooring.

### **BEDROOM THREE 14'4 x 7'8 (4.37m x 2.34m)**

Two light double glazed window, radiator, coved cornice, wooden flooring.

### **BEDROOM FOUR 12'2 x 6'9 (3.71m x 2.06m)**

Two light double glazed window with secondary glazing, radiator, wooden flooring, coved cornice.

### **BATHROOM/WC 6'3 x 5'7 (1.91m x 1.70m)**

Panel enclosed bath with mixer tap, shower attachment and side screen, vanity wash hand basin with mixer tap, low level wc, heated towel rail, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window.

### **REAR GARDEN**

Rear garden mainly laid to lawn with flower and shrub borders, patio area, side access.

### **FRONT GARDEN**

Front garden with shingle area with paved steps

leading to entrance door. Mature shrub centrepiece. Block Paved to one side providing OFF STREET PARKING.

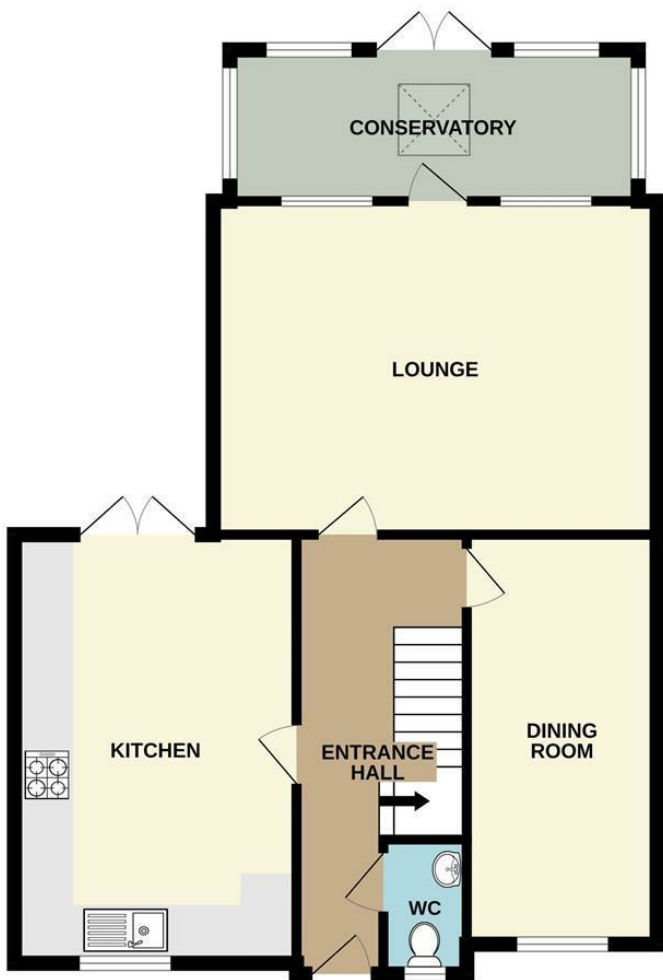
### **COUNCIL TAX**

London Borough of Redbridge - Band E

### **AGENTS NOTE**

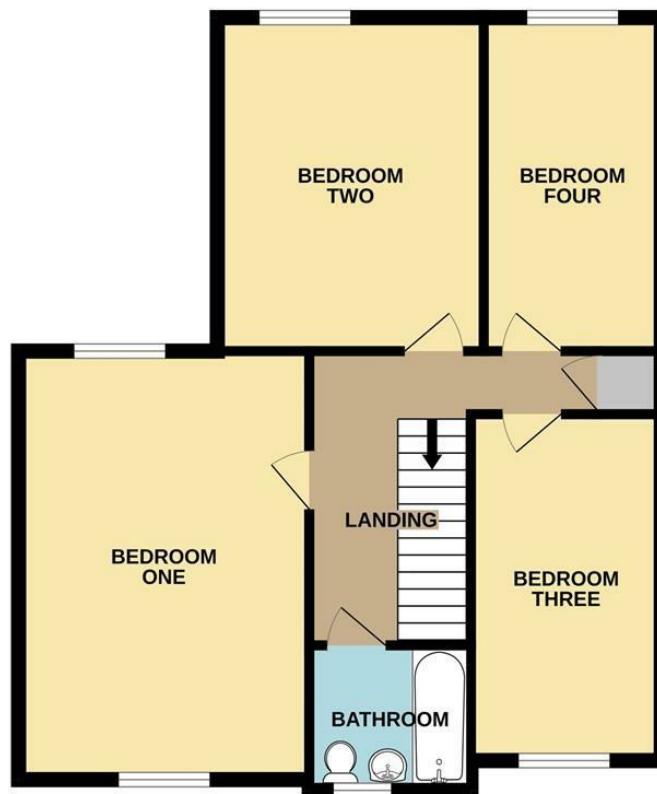
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



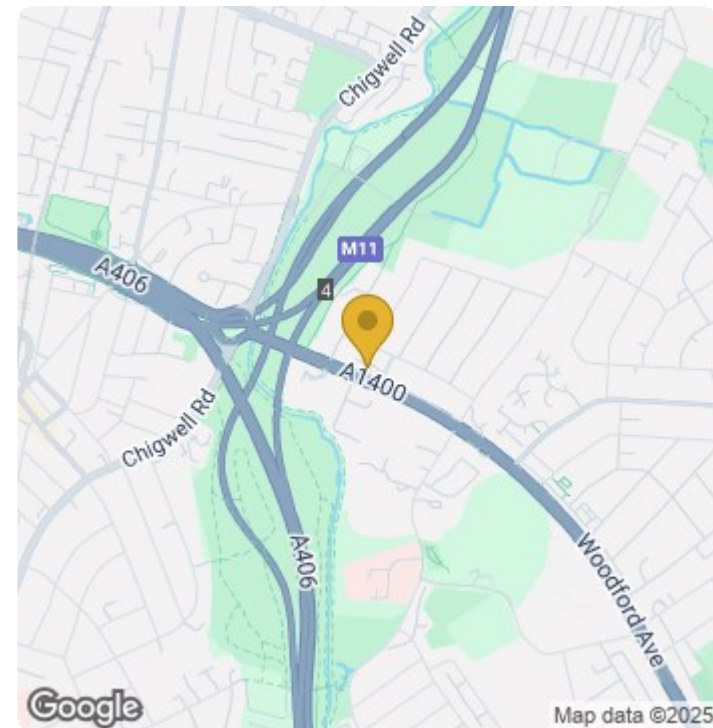


GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.

TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by 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.  
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1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



## Energy Efficiency Rating

|                                             | Current | Potential                                                                                                     |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            | 71      | 81                                                                                                            |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |





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