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50 Westview Drive  
Woodford Green, Essex IG8 8LU  
Offers in the region of £700,000

## 50 Westview Drive, Woodford Green, Essex IG8 8LU

We are pleased to offer this EXTENDED semi maintained in good decorative condition and situated within this highly desirable and sought after location immediately off Portman Drive on the "Hill Farm Estate". Westview Drive is conveniently positioned within close proximity to local shopping facilities, bus services, schools and other local amenities. The ground floor comprises of a Front Reception, Open Plan Kitchen/Diner, Home Office, Utility Room and Shower Room . The first floor offers 3 bedrooms and extra large 16' Bathroom to the first floor. Externally you will find a good size rear garden with OFF STREET PARKING provided to the front. The property also benefits from a 16'4 Boarded Loft Room. Viewing is highly recommended to appreciate the property's many features.

### ENTRANCE HALL 12'8x 5'3 (3.86m x 1.60m)

Entrance door, double radiator, dado rail, understairs storage cupboard housing meters.

### FRONT RECEPTION 14'7 into bay x 12'2 (4.45m into bay x 3.71m)

Seven light double glazed bay, feature fireplace surround with coal effect gas fire, fitted unit to alcove, dado rail, radiator, coved cornice, wooden flooring.

### OFFICE 12' x 8'1 (3.66m x 2.46m)

Four light double glazed bay, radiator, coved cornice, laminated flooring.

### UTILITY ROOM 17'11 x 8'2 (5.46m x 2.49m)

Two light double glazed window, wall and base units, plumbing for washing machine, double radiator, laminated flooring.

### SHOWER ROOM 7'2 x 2'10 (2.18m x 0.86m)

Shower cubicle with wall mounted electric shower, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, extractor fan, tiled floor.

### EXTENDED KITCHEN/DINER 20'5 x 18'10 to extremes (6.22m x 5.74m to extremes)

Wall and base units, cupboards and drawers, granite working surfaces, built-in oven and microwave with electric hob and extractor fan over, integrated dishwasher, stainless steel one and half bowl sink top with mixer tap, feature fireplace surround, dado rail, double radiator, further radiator, coved cornice, two skylights, double glazed bi folding doors to rear.

### FIRST FLOOR LANDING 22'7 x 6'3 (6.88m x 1.91m)

Two light double glazed window, two light double glazed window, two radiators, dado rail, stairs to second floor.

### BEDROOM ONE 15'10 into bay x 10'11 (4.83m into bay x 3.33m)

Seven light double glazed bay window, radiator, coved cornice, laminated flooring.

### BEDROOM TWO 13'2 into bay x 11'2 (4.01m into bay x 3.40m)

Four light double glazed bay window, radiator, fitted wardrobes, laminated flooring.

### BEDROOM THREE 11'8 x 8'1 (3.56m x 2.46m)

Three light double glazed bay window, radiator, coved cornice, laminated flooring.

### BATHROOM 16' x 8'1 (4.88m x 2.46m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, low level wc, covered radiator, spotlights to ceiling, part tiled walls, two light double glazed window.

### SECOND FLOOR LANDING 12'11 x 5' (3.94m x 1.52m)

### BOARDED LOFT ROOM 16'4 into storage cupboard x 14'9 (4.98m into storage cupboard x 4.50m)

Independent flooring, two skylights, storage cupboard housing boiler,

### REAR GARDEN

Mainly laid to lawn with flower and shrub borders, rockery, side access, outside tap, electric awning, summer house with power, timber built shed with power, covered seating area.

### FRONT GARDEN

Providing OFF STREET PARKING.

### COUNCIL TAX

London Borough of Redbridge - Band E

### AGENTS NOTE

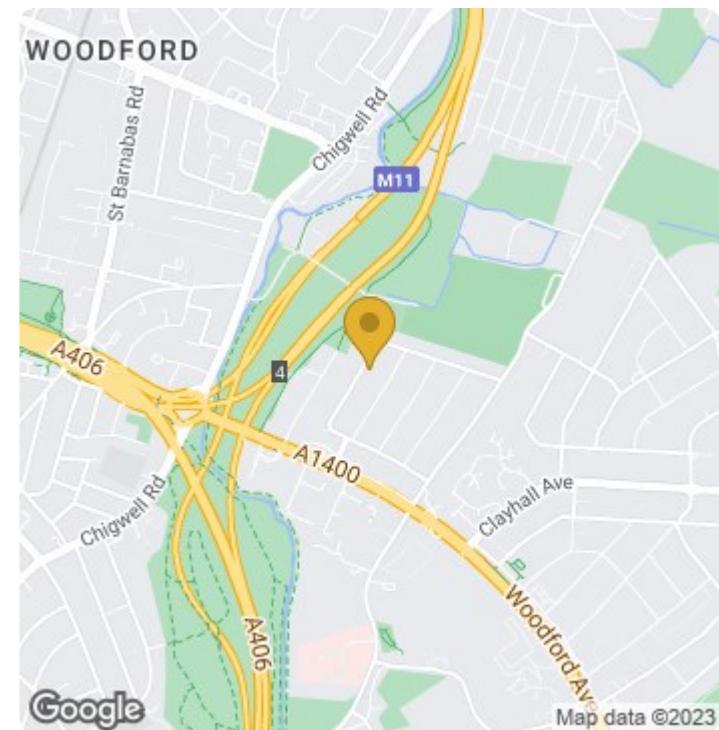
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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





TOTAL FLOOR AREA: 1758 sq.ft. (163.3 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>64</b>	
(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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