



Roding Lane North, Woodford Green, IG8 8LJ

Offers In The Region Of £650,000





Roding Lane North

Woodford Green, IG8 8LJ

Local Authority: REDBRIDGE

Tax Band: E

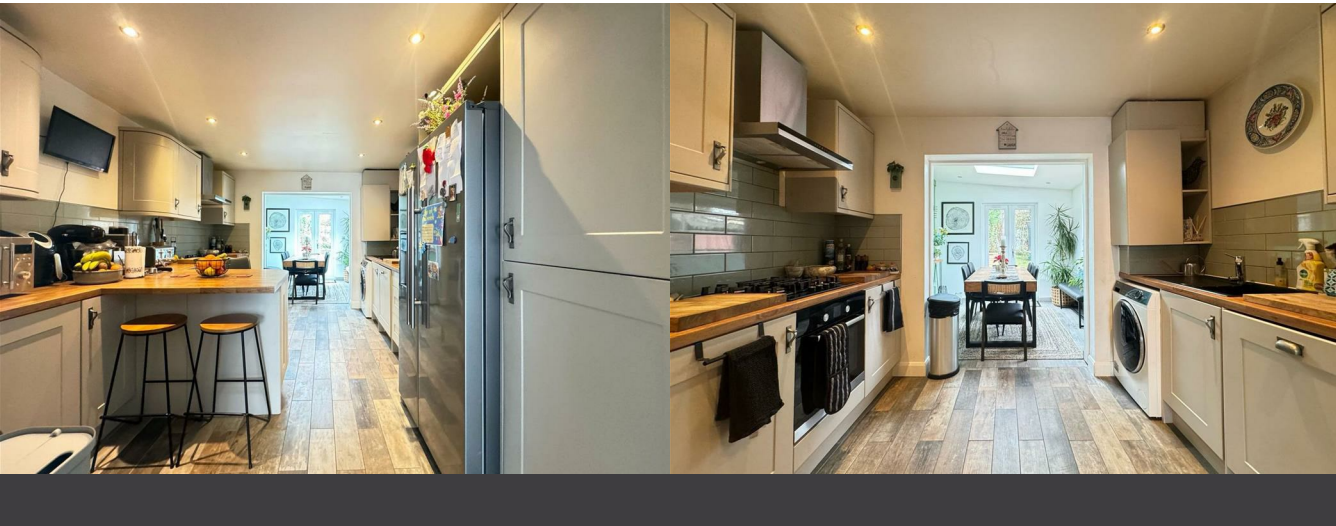
- FOUR BEDROOMS
- TWO BATHROOMS
- SIDE ACCESS TO GARAGE
- PUBLIC TRANSPORTATION NEARBY
- NEWLY REFURBISHED
- OFF STREET PARKING
- LOCAL SHOPS AND AMENITIES NEARBY
- EPC: TBC

Nestled in the desirable area of Roding Lane North, Woodford Green, this charming four-bedroom semi-detached chalet bungalow offers a perfect blend of space and comfort for family living. The property has been thoughtfully extended into the loft, providing ample accommodation for a growing family or those who enjoy hosting guests.

On the ground floor, you will find two generously sized double bedrooms, ideal for restful nights. The ground floor also features a convenient shower room, ensuring that family life runs smoothly. Ascend to the first floor, where you will discover two additional double bedrooms, each offering a peaceful retreat. The family bathroom on this level is well-appointed, catering to the needs of the household.

The layout of this bungalow is both practical and inviting, making it an excellent choice for those seeking a home that is easy to navigate. The semi-detached nature of the property provides a sense of privacy while still being part of a friendly community.

With its prime location in Woodford Green, residents can enjoy the benefits of local amenities, parks, and excellent transport links, making it an ideal spot for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a home that is both spacious and welcoming. Don't miss the chance to make this delightful bungalow your own.



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ENTRANCE 6'7" x 7'2" (2.00m x 2.18m)
Via fully enclosed storm porch, access to entrance hall via glazed pvc door with, radiator, coving, picture rail, light, doors to:-

RECEPTION 17'0" x 11'2" (5.18m x 3.40m)
Double glazed bay window to front, radiator, picture rail, fitted laminated flooring, ceiling rose with inset feature light, stone fire surround

KITCHEN 13'11" x 11'2" (4.24m x 3.40m)
Fitted wall and base units, under unit lighting, work surface with tiled splash-back, one and a half bowl ceramic sink with drainer, free standing six ring range hob with oven grill below and extractor hood above, integrated fridge and dishwasher, partly tiled walls and vinyl flooring, double glazed windows to rear, double glazed door to rear garden, folding door to:-

DINING AREA 9'7" x 11'2" (2.91m x 3.40m)
Double glazed window to side, wood flooring, light, double glazed door to rear leading to garden

BEDROOM ONE 13'11" x 11'2" (4.23m x 3.40m)
Double glazed bay window to front, fitted cupboards, radiator, fitted laminated flooring, light



BEDROOM TWO 11'0" x 7'4" (3.36m x 2.24m)
Double glazed window to rear, radiator, light

BEDROOM THREE 22'3" x 11'2" (6.79m x 3.40m)
Double glazed velux window to rear and front, radiator, light

BEDROOM FOUR 22'3" x 11'2" (6.79m x 3.40m)
Double glazed velux window to rear and front, radiator, light

BATHROOM 4'8" x 7'4" (1.42m x 2.24m)
Suite comprising; walk in corner shower enclosure, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, spotlights to ceiling, extractor fan, tiled walls and flooring, two double glazed opaque windows to rear

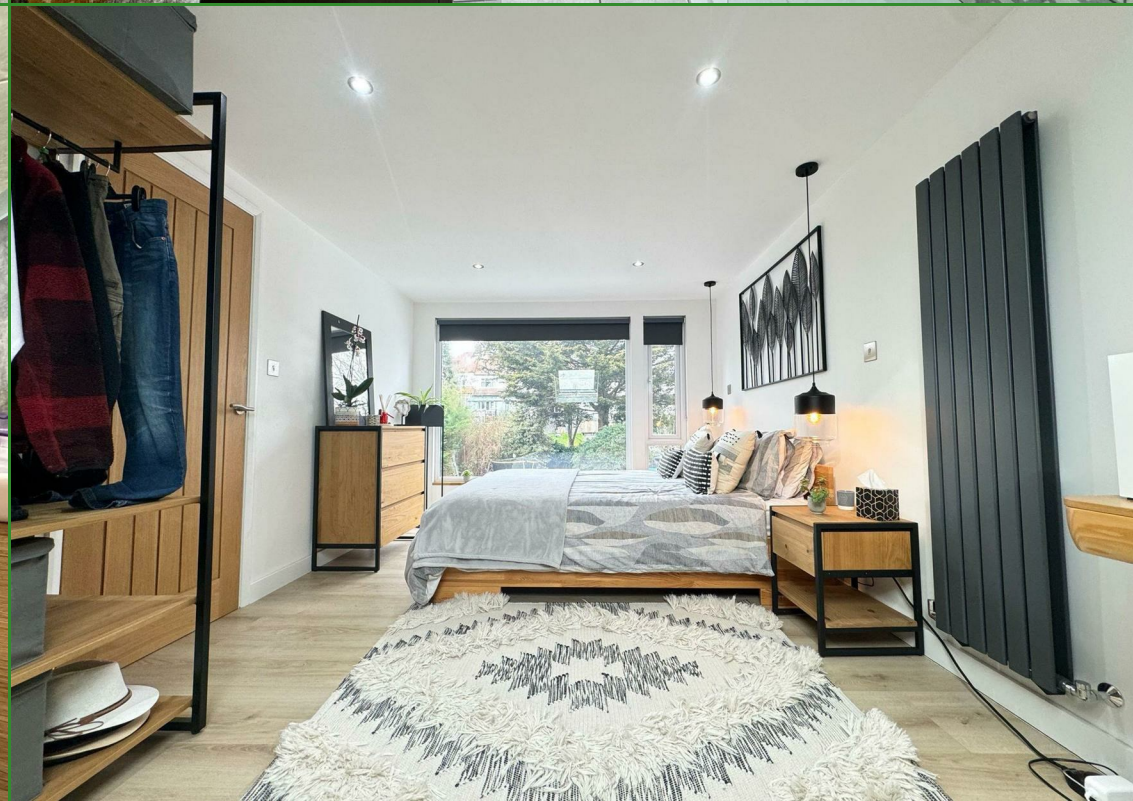
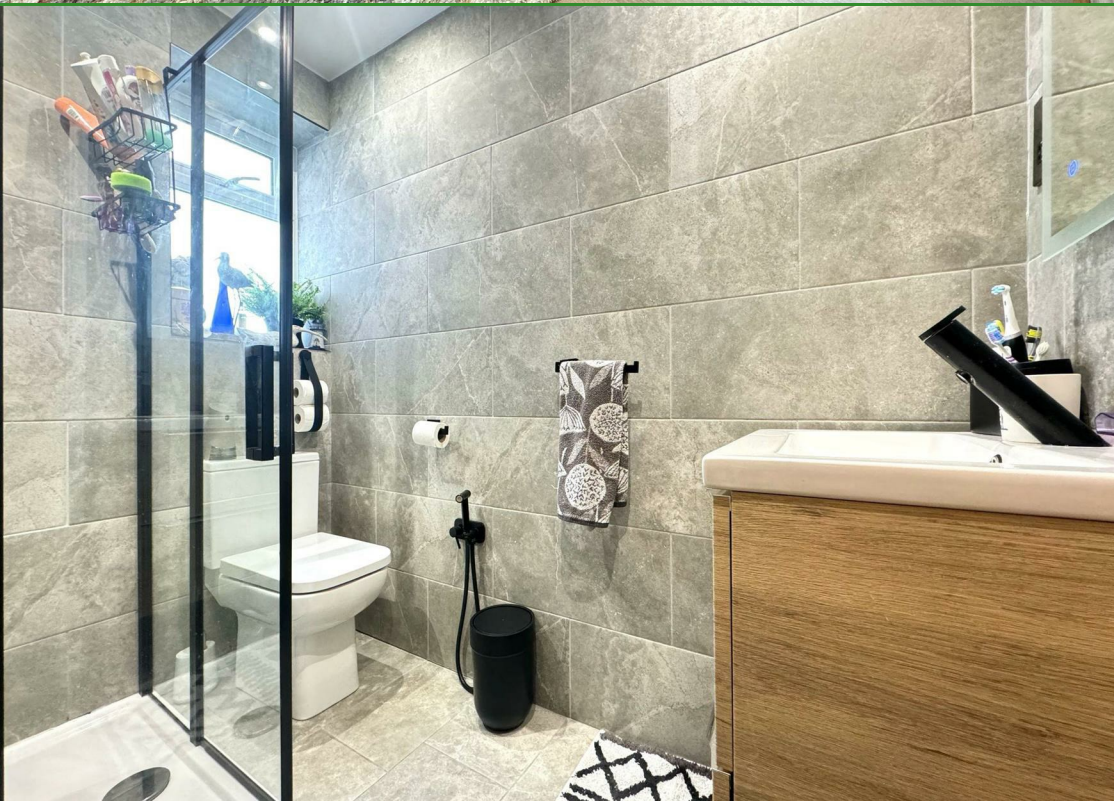
OFFICE 7'7" x 6'2" (2.31m x 1.89m)
under stair case office, window to rear, laminated flooring

EXTERIOR 69 (21.03m)
The landscaped, un-overlooked rear garden measures approximately 70' and has a paved patio area remainder lawn with flower and shrub borders, timber built shed with power and lighting, further patio area to rear with a pergola built over.

To the front of the property is off street parking for multiple cars on own Driveway

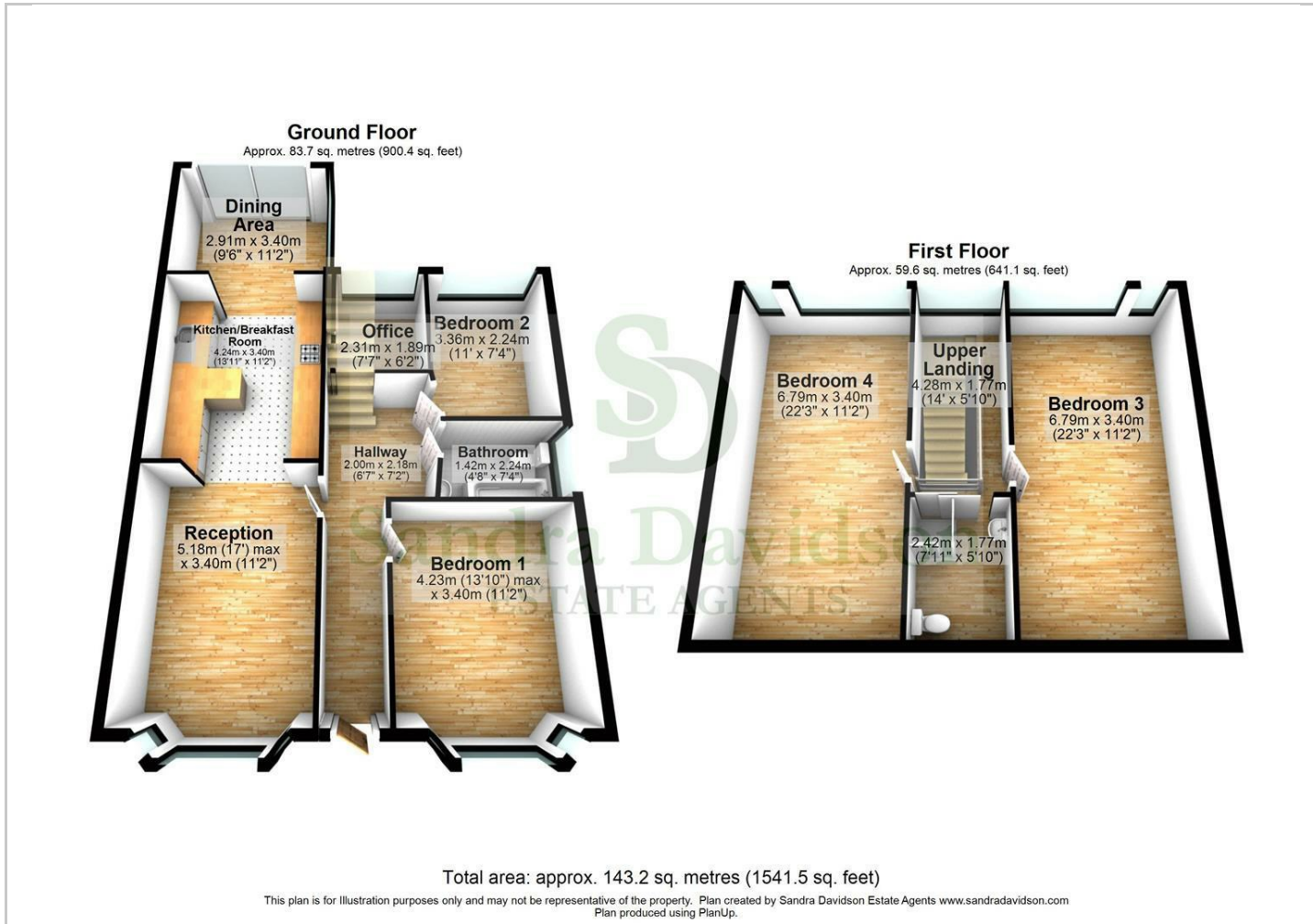
DETACHED GARAGE 18'6" x 8'4" (5.66m x 2.55m)
Double doors, power and lighting.



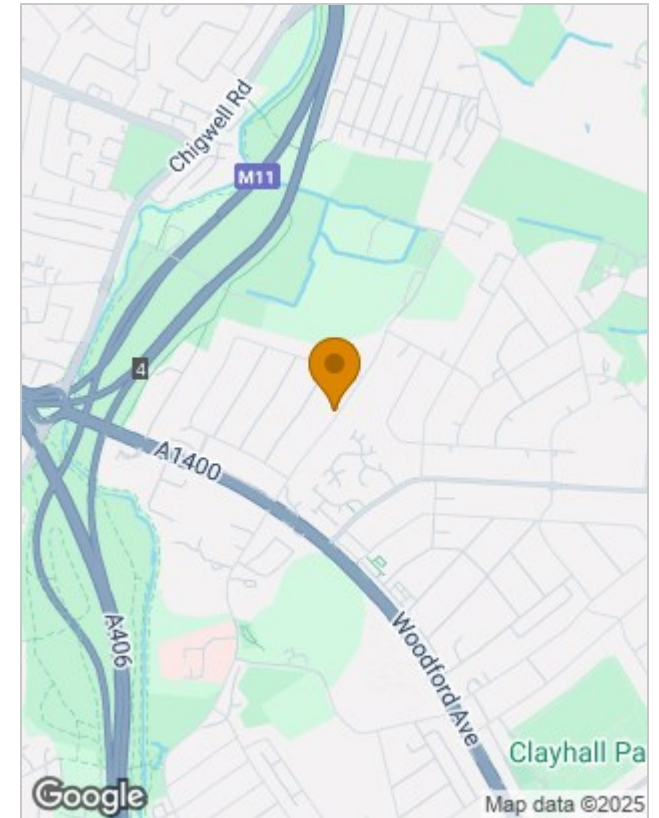




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.