



Roding Lane North, Woodford Green, Essex, IG8 8LL

£525,000 Freehold

We offer for sale this mid terrace house benefitting from three great bedrooms and detached garage/outbuilding at the rear of the property. The accommodation is spacious and consists of through reception room leading to kitchen and dining area plus downstairs WC. Good size manageable garden with small pond & up and over garage with rear car access.

Upstairs you will find a luxury bathroom with separate shower, free standing bath & three great size bedrooms two with fitted wardrobes. The property benefits from off street parking to the front and is located within easy reach to local schools, bus routes and shopping facilities. This is an opportunity not to be missed.

Early viewing advised. NO ONWARD CHAIN! Telephone 020 8530 4646 to arrange a viewing.



Enclosed porch

Main entrance door to:-

Through Reception Room

26'3" x 12'8" (8.02 x 3.88)

Additional Lounge area

8'10" x 6'4" (2.71 x 1.95)

Bay window to front aspect.

Fitted Kitchen/Diner

14'11" x 10'4" (4.57 x 3.15)

Ground Floor w.c.

Bedroom One

14'0" x 8'11" (4.29 x 2.72)

Bedroom

10'4" x 6'10" (3.16 x 2.09)

Bedroom

9'2" x 7'10" (2.8 x 2.4)

Luxury Bathroom

7'9" x 6'2" (2.38 x 1.89)

Separate Shower

Rear Garden

Detached Garage with up-and over door

Front Aspect

Off Road Parking

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

