

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

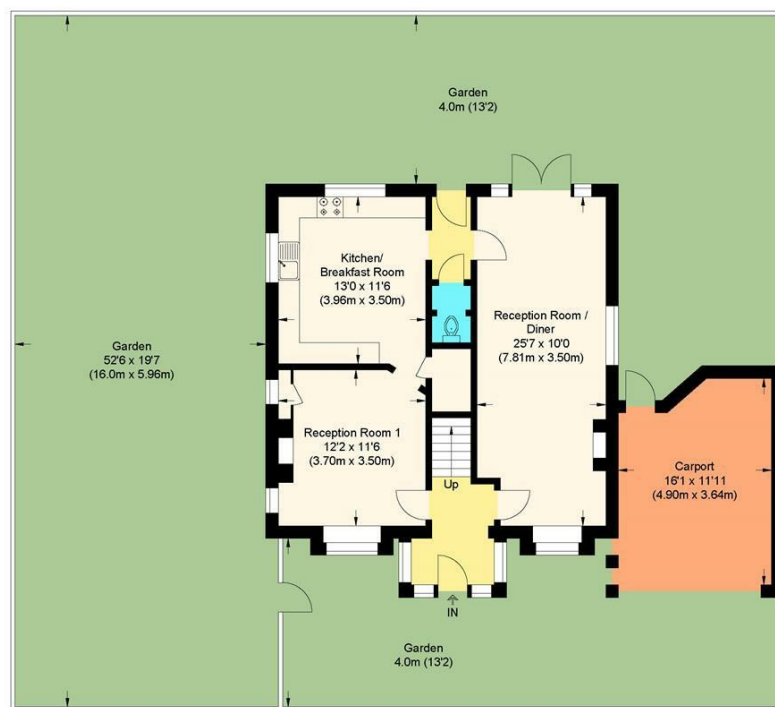
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



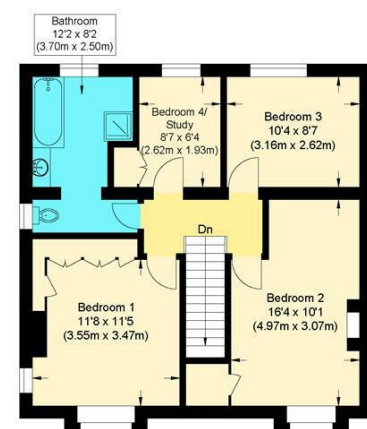
12 Landscape Road, Woodford Green, IG8 9AU

Guide Price £700,000

- 4 bedroom
- Double fronted
- 25ft Lounge
- Close to station
- Good schooling
- Detached
- Off street parking
- Outside Office
- Ground floor W.C
- No through road



Ground Floor



First Floor

**william rose**

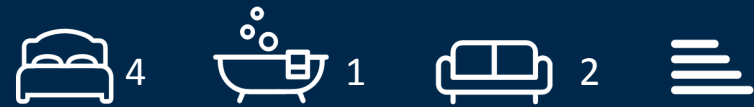
**Landscape Road IG8**

Approximate Gross Internal Floor Area : 124.0 sq m / 1337.0 sq ft  
Garage : 16.0 sq m / 176.0 sq ft

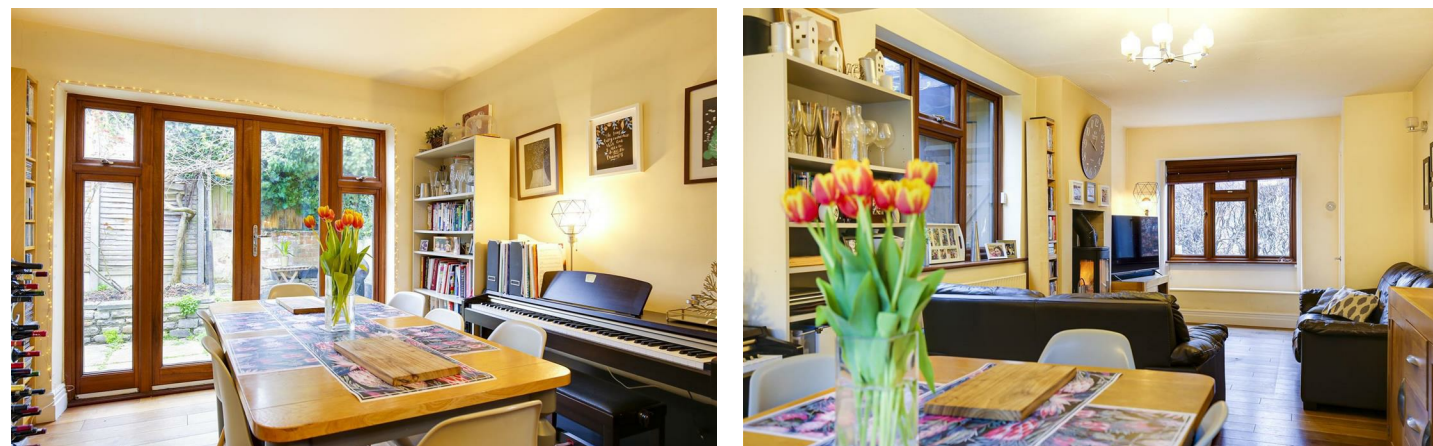
Illustration for identification purposes only, measurements are approximate, not to scale.

## 12 Landscape Road, Woodford Green IG8 9AU

Rare to the market is this double fronted 4 bedroom detached house which is located in popular Landscape Road and is ideal family home. It is within walking distance of local outstanding rated schools - Churchfields Infant & Junior school as well as Woodbridge High School. It is also close to Woodford Station and local open green spaces. Offers an attractive wrap around garden and off street parking



Council Tax Band: F



Guide Price £700,000 - £750,000

This unique double frontage family house is located in this premier part of Woodford Green and is set in popular Landscape Road.

The house is full of charm and has been well maintained by its current owners. As soon as you set foot in the property it offers a friendly and warm welcoming feel.

The property offers many features including a log burner in the lounge which creates a lovely atmosphere and a perfect place to relax with the whole family. The property offers good size accommodation with its 25ft which is split into a sociable sitting room and dining area, fully-fitted kitchen, second reception room and ground floor W.C. The first floor has 4 bedrooms and a modern family bathroom.

The landscaped garden has been very well maintained with artificial lawn, outside office and patio area, where you can enjoy BBQs and the summer sun. There is a raised decking area with seating and shelter which is perfect for entertaining.

The property offers the best of both worlds, being on the cusp of amazing open green spaces, whilst at the same time having all that Woodford has to offer on its doorstep. The property also benefits from having a car port and off street parking.

Landscape is a sought after location which is perfect for commuters who travel into London via the Central Line. Woodford station is only a few minutes' walk and goes directly into Liverpool Street (20mins) and the West End (27 mins). Also close by are the array of restaurants, independent shops and supermarkets on The Broadway, and other local amenities.

There are a number outstanding rated schools close by including Woodbridge High School, Ray Lodge and Churchfields primary.

A few words from the owner.....

Living at 12 Landscape Road the past 6 years has been an absolute pleasure for us as a family. The location of our home has allowed our children to attend the highly sought after Churchfields Infants and Junior school. Not only did we have the option of them attending Churchfields, but we also had the option of other outstanding primary and secondary schools. The community and great relationships with our neighbours have been the perfect complement to the quiet road the house faces on to as it has allowed the kids to cycle and play outside with freedom and peace of mind. And last but not least the actual house, we have loved living here as the house has various living spaces - a wonderful log burner that forms part of many a family night, a kitchen that allows for great cooking and company, and a garden that supports our love for the outdoors and all kinds of sport. We hope the next owners will be just as happy as we were.