



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) 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	



5 Fairfield Road, Woodford Green, IG8 9JH

Offers In Excess Of £1,200,000

- Edwardian
- No expense spared
- Side access
- Short walk to shops
- Popular road
- Refurbished throughout
- Cellar
- Brick Frontage
- Close to good schooling
- Luxury kitchen diner



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 30/4/2024

5 Fairfield Road, Woodford Green IG8 9JH

This Edwardian 6 bedroom family home has array of features and huge kerb appeal. The property has been completely refurbished to an exceptional standard and offers great size accommodation over three floors. Located in a popular quiet road close to Epping Forest, many local schools and transport links. Sold chain free.



Council Tax Band: F



Set in the heart of a highly desirable residential enclave, Fairfield Road boasts a captivating six-bedroom Edwardian residence, ideal for family living. Brimming with charm and adorned with period features, this abode spans over three floors, offering ample accommodation.

Spread across 2300 sqft, this home has undergone a meticulous refurbishment, showcasing a luxurious kitchen and bathrooms. The ground floor welcomes with a reception hall, lounge, dining room seamlessly connected to a kitchen and utility room, along with a convenient ground floor WC and cellar. Ascend to the first floor to discover a master bedroom with an en suite shower room, two additional bedrooms, and a family bathroom. The top floor reveals three more bedrooms, one with an en suite.

Outside, a rear garden awaits, complete with side access, providing a serene retreat with its lush lawn and paved area for outdoor gatherings. The property's aesthetic charm is maintained with its brick frontage, bay window, and railings.

Higham Road offers the perfect fusion of urban convenience and natural tranquillity, with easy access to expansive green spaces while also being in close proximity to the amenities of Woodford and South Woodford. The area is renowned for its excellent state and private schools, making it an idyllic setting for families.

For commuters, the location is unparalleled, with Woodford and South Woodford stations just a short stroll away, providing direct access to Liverpool Street (20 mins) and the West End (27 mins) via the Central Line. Additionally, the vibrant culinary scene and diverse shopping options on The High Road and George Lane are within easy reach, adding to the allure of this coveted locale.

Sold chain free.

E.P.C Rating: D

Council Tax: Band: F (London Borough of Redbridge)
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.