

Directions

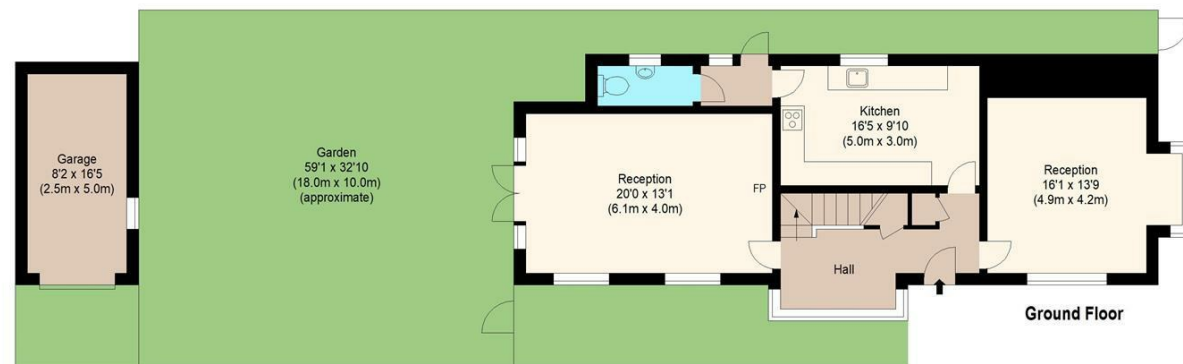
Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
The glade, IG8

Approximate Gross Internal Floor Area : 153.75 sq m / 1655 sq ft
Garage : 12.50 sq m / 135 sq ft

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: 26/1/2024



36 The Glade, Woodford Green, IG8 0QA

Asking Price £1,100,000

- 4 bedroom detached house
- Wide plot
- Overlooking Knighton woods to the front
- Close to popular schooling
- Attractive garden

- Family house
- Popular road
- Close to station
- Garage and parking
- Full of features

36 The Glade, Woodford Green IG8 0QA

Located on the sought after The Glade is this attractive 4 bedroom detached house in a delightful road sitting on a wide plot. The property is full of potential and close to popular schooling and a short walk to Woodford Central Line Station.



Council Tax Band: F



A rare chance to purchase that forever home on The Glade which is located on the exclusive Knighton Estate and offers spectacular features. This detached property is situated on a substantial plot in a premier road. The property offers triple aspect which brings in huge amount of light and has huge amount of potential to extend subject to the correct planning permission.

The property benefits from having good size accommodation with its wide reception hall, lounge with doors to the garden, further reception room with an attractive bay window overlooking the front garden and Knighton Woods, ground floor W.C and kitchen. The first floor has a lovely landing with feature window, four bedrooms and family bathroom.

This is an ideal family home for someone to put their own stamp onto the property as parts of the property such as the kitchen will need refurbishment.

This delightful garden is within a tranquil setting and has side access. There is patio area for entertaining, lawn, mature flower and shrub borders. At the end of the garden you will find off street parking and garage. The front garden is very attractive and wraps around the plot.

The Glade is a quiet residential road within easy access of local amenities and leafy green areas. There are also local shops, cafes and restaurants at the nearby Broadway and High Road. This sought after location is within walking distance of Woodford Central Line station, perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it is good schools that you are looking for, this area offers an excellent choice of both private and state schools, making this beautiful home ideal for a family to settle down in. There are many open green spaces within a short walk such as Knighton Woods and Epping Forest where the whole family can enjoy the great outdoors.

E.P.C Rating: D

Council Tax: Band: Redbridge Borough - Band G
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.