

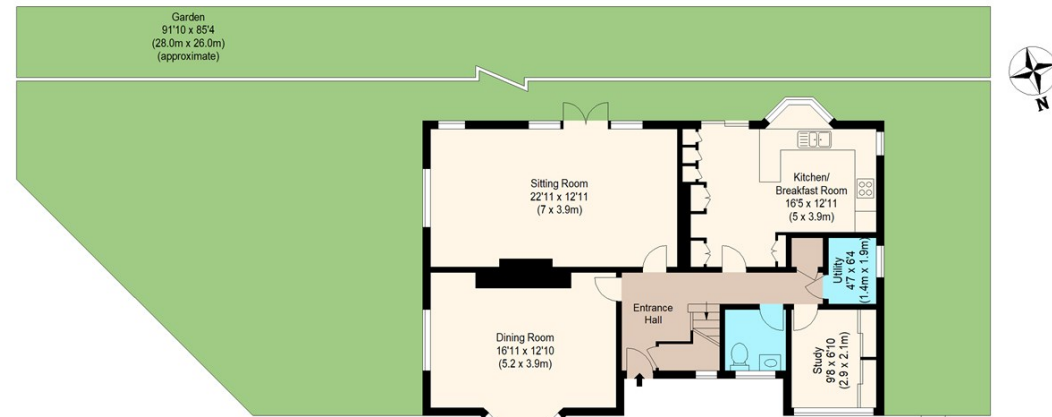
## Directions

## 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



**william rose**  
Mornington Close, IG8

Approximate Gross Internal Floor Area : 193.23 sq m / 2080 sq ft



## 4 Mornington Close, Woodford Green, IG8 0TT

£1,350,000

- 5 bedroom detached house
- Study & utility room
- Off street parking
- Large reception rooms
- Potential to extend (STPP)
- Quite cul-de-sac
- Sought after location
- Over 2000 sq ft living space
- Secluded south facing garden
- Sold chain free



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: 21/2/2024

## 4 Mornington Close, Woodford Green IG8 0TT

This attractive 5 bedroom detached family home is located in a quiet cul-de-sac. The property offers over 2000 SQ FT of living space and has potential to further extend (STPP). Situated on an interesting plot with a south facing garden, close to popular schools and Epping forest close by.



Council Tax Band: G



Located on the exclusive Mornington Close, a quiet cul-de-sac which is known as one of Woodford's premier residential family roads. This lovely five-bedroom 1930's detached property is an ideal family home offering over 2000 SQ FT of living space and has further scope to extend subject to planning permission.

The attractive property has huge kerb appeal. Once inside you enter the spacious reception hall and off this you have the dining room 16'11 X 12'10 with dual aspect windows looking over the front and side of the property. Next up is the generous sized lounge 22'11 X 12'11 with dual aspect windows overlooking the garden along with doors onto the garden patio, kitchen-diner 16'5 X 12'11 with fitted unites, breakfast bar and access into the garden, utility room, study, and ground floor W.C.

Up to the first floor there is an open landing with a good-sized window for light, off this are five good sized bedrooms and a family bathroom plus another separate WC. The master bedroom 17'7 X 12'10 has dual aspect windows and an en suite shower room.

The south facing secluded garden is a thing of beauty being very private, surrounded with mature trees and attractive flower beds. There is a patio where you can enjoy those summer evenings alfresco dining.

To the front of the property, you have a driveway with side access to the rear of the property.

Mornington Close is a quiet cul-de-sac family road and provides the perfect balance of local amenities and leafy green areas. If it's good schools that you are looking for, there is an excellent choice for many popular private and state schools close by which makes this beautiful home in an ideal position for a family to settle down in. Epping Forest and Woodford Golf Course is located close by where the whole family can enjoy the great outdoors. There are also local shops, cafes and restaurants with The Broadway and The High Road close by. Buckhurst Hill Queens Road amenities are also within a short walk. Being located on this sought after road you are within a short stroll to Woodford Central Line station which is perfect for

your daily commute. M25 & M11 junctions are also within easy reach.

London Borough of Redbridge - council band G  
EPC - E

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.