



## 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	



**william rose**  
Roding Lane North IG8

Approximate Gross Internal Floor Area : 119.0 sq m / 1280.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



90 Roding Lane North, Woodford Green, IG8 8NG

Guide Price £500,000

- CHAIN FREE
- Close To Schooling
- Views Over Forest
- Two Bathrooms
- Spacious Living Room
- End of Terrace
- Rear Garden
- Four Bedrooms
- Off-Street Parking
- Close to Amenities



## 90 Roding Lane North, Woodford Green IG8 8NG

This bright and airy four bedroom property is located in the highly sort after road of Roding Lane North in Woodford Green. The property offers versatile living accommodation throughout and is the ideal family home.



Council Tax Band: C



\*Guide Price £500,000 - £525,000\*

This bright and airy four bedroom property is located in the highly sort after road of Roding Lane North in Woodford Green. The property offers versatile living accommodation throughout and is the ideal family home. As you enter the property you will find a spacious kitchen / diner, integral garage and downstairs w/c. On the first floor of the property there is large reception room, family bathroom, bedroom and on the second floor you will find a further three bedrooms. Externally there is off-street parking to the front of the property, side access and a low maintenance rear garden.

Roding Lane North is a sought after location with the closest station being Woodford Central Line station. Chigwell Road is just a ten minute walk away where you'll find a variety of pubs, coffee shops and restaurants with popular one being 'Melin' on the corner of Manor Road. With the vast open spaces of Claybury Park being a short walk away and Roding Primary school being close by, this property is for growing families and is one not to be missed.

EPC Rating: C

Council Tax Band: D (London Borough of Redbridge)

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.