

## Directions

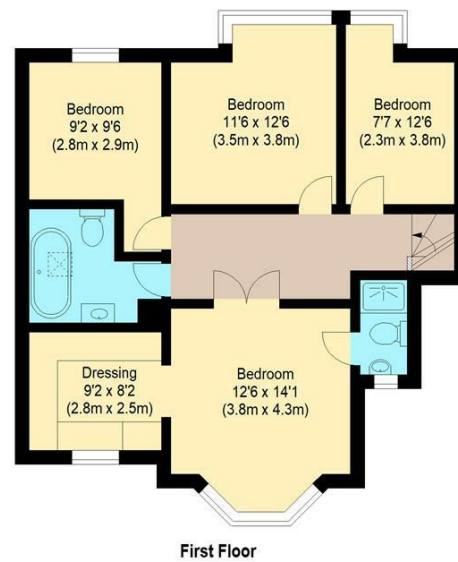
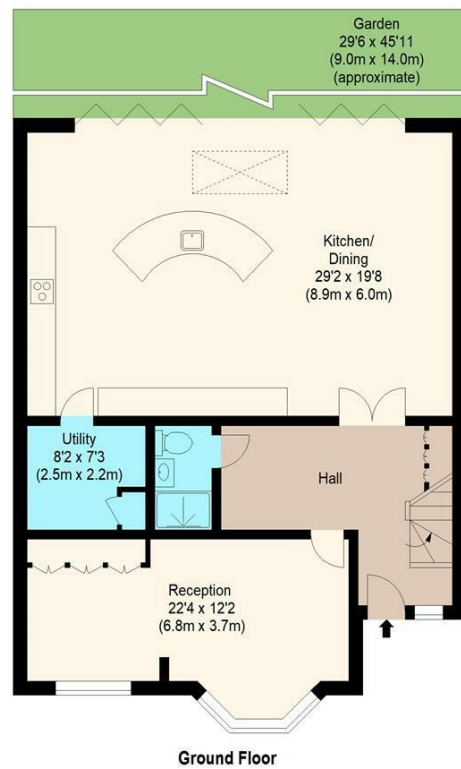
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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	



Ground Floor

First Floor

william rose  
Chiltern Way, IG8

Approximate Gross Internal Floor Area : 176.46 sq m / 1899 sq ft



## 26 Chiltern Way, Woodford Green, IG8 0RQ

Asking Price £1,100,000

- Four Bedrooms
- Chic contemporary bathroom on the ground floor, designed with a shower and WC for convenience
- Close to Epping Forest
- Generously proportioned living room offering a cozy retreat for relaxation
- South-facing garden equipped with a state-of-the-art built-in stereo system
- Sprawling open-plan kitchen, living, and dining area seamlessly extending to the outdoors through bi-folding doors
- Rear garden boasting an inviting patio and lush lawn areas, perfect for outdoor enjoyment
- Semi-Detached Residence
- Indulgent master suite with a dedicated dressing area adorned with bespoke built-in storage
- Close to Schools



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: 15/5/2024

## 26 Chiltern Way, Woodford Green IG8 0RQ

Discover this captivating four-bedroom semi-detached residence on Chiltern Way, one of Woodford Green's sought-after streets. With modern elegance and practical sophistication, the open-plan kitchen, living, and dining area seamlessly connect to the outdoors through bi-fold doors.



Council Tax Band:



Discover this captivating four-bedroom semi-detached residence positioned in Chiltern Way, one of Woodford Green's many sought-after streets.

Step inside to encounter an exquisitely appointed interior, where modern elegance meets practical sophistication. The heart of the home unfolds with a sprawling open-plan kitchen, living, and dining expanse, seamlessly extending to the outdoors through bi-fold doors—a seamless fusion of indoor-outdoor living, perfect for family bonding or entertaining guests. Further enhancing the ground floor is a generously proportioned living room with a bespoke media wall offering a cozy retreat, alongside a chic contemporary bathroom, thoughtfully designed with a shower and WC, providing both convenience and style. A dedicated utility room and ample hallway storage ensure every inch of space is optimized for practical living.

Ascend the staircase to unveil the indulgent master suite, boasting a dedicated dressing area adorned with bespoke built-in storage, and an opulent ensuite shower room. Three additional bedrooms, along with another elegantly appointed family bathroom, grace the upper floor, offering a haven of comfort and tranquillity for every member of the household. Outside, the property boasts ample off-road parking for multiple vehicles at the front, while the rear garden beckons with its inviting patio and lush lawn areas—an idyllic sanctuary for relaxation and outdoor enjoyment. Noteworthy features include a south-facing garden equipped with a state-of-the-art built-in stereo system, seamlessly integrated with Sonos for effortless entertainment and ambiance—a hallmark of luxury living awaits.

Chiltern Way, Woodford Green is ideally positioned providing effortless access to a plethora of local amenities, esteemed schools, and verdant green spaces. With seamless connectivity via major roadways including the A406, M11, and M25, as well as the nearby Woodford and Buckhurst Hill Central Line Stations, residents enjoy unparalleled convenience for commuting and exploring the surrounding areas. Whether indulging in leisurely strolls through nearby parks or embarking on urban adventures, this prime location offers the perfect

balance of suburban tranquillity and metropolitan accessibility.

EPC Rating: C  
Council Tax Band: G (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.