



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			76
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Higham Road

Approximate Gross Internal Floor Area : 97.10 sq m / 1045.17 sq ft
(Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.



2a Higham Road, Woodford Green, IG8 9JN

Guide Price £575,000

- 3 bedrooms
- Garden
- Popular road
- Close to woodland
- 996 year lease
- Close to station
- Split level
- Attractive building
- Short walk to High Road amenities
- No service charge / ground rent

2a Higham Road, Woodford Green IG8 9JN

Located in this quiet residential road is this unique 3 bedroom split level period flat which benefits from having access to an attractive garden. The property offers some excellent features and benefits from a 996-year lease with no service charge / ground rent.

Rare to the market, located in Higham Road which is a premier residential road within the heart of Woodford Green, is this 3 bedroom period split-level first and second floor maisonette which has many period features and offers excellent size accommodation throughout whilst also benefiting from a 996-year lease and no service charge / ground rent.

The property is on a lovely tree-lined road leading up to the spacious Green from which Woodford Green gets its name, and benefits from having an attractive frontage with period features. The property offers 3 bedrooms, a beautiful good-sized sitting room, bathroom, separate WC, study and fitted kitchen. The two main bedrooms are on the second floor, each with its own staircase, and one has a separate WC. The peaceful garden, mainly surrounded by mature trees, has been designed to have colour and interest all year round.

Higham Road has easy access to local shopping facilities (with Waitrose just a mile away) and various other amenities including restaurants. Woodford station, on the Central Line, is a short walk away, four bus routes even closer, and there are road links to the A406 (North Circular), M11 and M25. By contrast, Epping Forest is also nearby and, with the Green, offers plenty of green space for long walks.

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.



Council Tax Band: C

