



## Directions

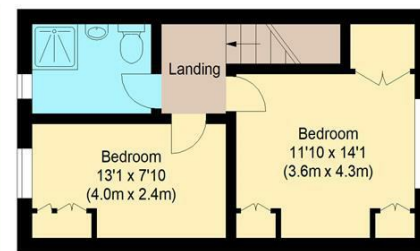
## Viewings

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

## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



57 Stonecroft Road, Woodford Green, IG8 8ED

Asking Price £450,000



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.

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Date: 8/7/2024

## 57 Stoneycroft Road, Woodford Green IG8 8ED

Welcome to this charming end terrace house located on Stoneycroft Road in the desirable area of Woodford Green. This property boasts a cosy reception room, two lovely bedrooms, and shower room, making it the perfect home for a small family or a couple looking to settle down.



Council Tax Band: D

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for relaxing after a long day. The side garden offers a tranquil outdoor space where you can enjoy a morning coffee or host a summer barbecue with friends and family. Additionally, the conservatory provides a bright and airy space that can be used as a dining area, home office, or simply a place to bask in the sunlight with a good book.

Stoneycroft Road, Woodford Green is located within close proximity to local amenities, schools, and parks, making it a great location for both convenience and leisure. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Stoneycroft Road.

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.

