

## Directions

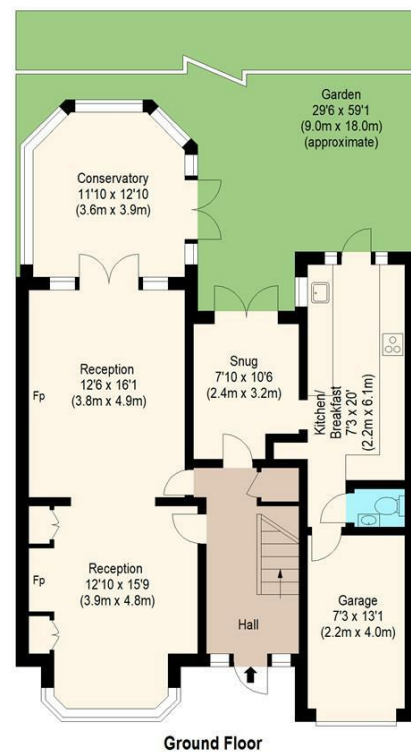
## Viewings

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			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Lichfield Road, IG8

Approximate Gross Internal Floor Area : 175.93 sq m / 1894 sq ft



29 Lichfield Road, Woodford Green, IG8 9ST

Asking Price £950,000

- Five Bedroom
- Planning Permission Granted For Single Storey Rear Extension
- Seperate Snug
- Integral Garage & Off-street parking to the front
- Well-Maintained Rear Garden
- 1930's Semi-Detached
- Spacious Through-Lounge
- Modern Fitted Kitchen / Breakfast Room
- Conservatory
- Sought After Location



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: 15/7/2024

## 29 Lichfield Road, Woodford Green IG8 9ST

A five-bedroom 1930's semi-detached family home situated on a wide plot, just moments from the ever-popular Highams Park Field and Lake. Located on Lichfield Road, one of Woodford Green's premier residential roads, this property is within easy reach of both Highams Park Overground Station and Woodford Central Line Station.



Council Tax Band: F



This substantial family home has been thoughtfully extended, and well maintained. Upon entering, you are welcomed by a charming reception hall, expansive through lounge which can be divided into two reception rooms whilst exuding a warm family atmosphere with its two feature fireplaces leading into a conservatory. The property further benefits from a separate snug with patio doors leading out onto the garden, a modern fitted kitchen/breakfast room, downstairs cloakroom and integral garage which could easily be converted in the future to create further space. The first floor is bathed in natural light, with five well-proportioned bedrooms, luxurious four-piece family bathroom and a further en-suite shower room located off of one of the bedrooms. Externally, the rear garden has been recently landscaped and extends out to approx. 60ft and benefits from a patio area as you exit from the house & also a seated pergola at the top of the garden. The garden features lighting, which adds to its charm in the evenings, and there are power sockets both inside the shed and outside for the pergola. The property has planning permission granted for a single storey extension to the rear which would add further space to the ground floor footprint. There is also off-street parking at the front.

Developed by renowned 1930's developer Sir Thomas Warner, the Highams Estate is a sought-after location offering a perfect blend of local amenities and green spaces. The High Road boasts popular cafés and restaurants, while Woodford Central Line and Highams Park stations make commuting a breeze. The M25 and M11 junctions are also easily accessible. Families will appreciate the excellent choice of outstanding private, state, and grammar schools nearby, including the Ofsted outstanding Woodford County School for girls. With Epping Forest and numerous open green spaces just a short walk away, this beautiful home is an ideal choice for a family looking to settle down and enjoy the great outdoors.

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.