

Directions

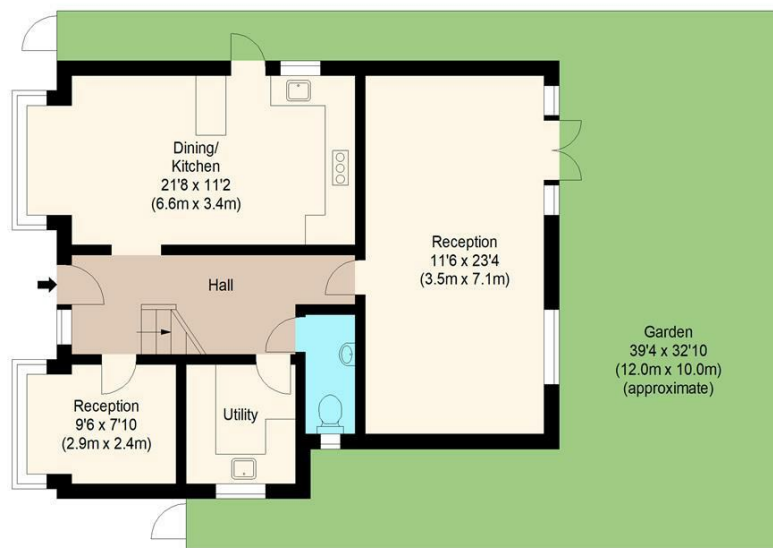
Viewings

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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

william rose
Nesta Road, IG8

Approximate Gross Internal Floor Area : 153.38 sq m / 1651 sq ft



First Floor



18a Nesta Road, Woodford Green, IG8 9RG

Price Guide £950,000

- CHAIN FREE
- Two spacious reception rooms
- Study, ideal for home working
- Master bedroom with en-suite
- Sought-after Woodford Green location near schools, parks, and transport links
- ***GUIDE PRICE £950,000-£1,000,000***
- Modern kitchen/diner with separate utility room
- Downstairs cloakroom for added convenience
- Large driveway with off-street parking for multiple vehicles



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: 23/9/2024

18a Nesta Road, Woodford Green IG8 9RG

CHAIN FREE Located on the desirable Nesta Road in Woodford Green, this stunning four-bedroom detached home offers both comfort and convenience. Situated within easy reach of local amenities, excellent schools, and transport links including Woodford and South Woodford Underground stations, it's perfect for families and commuters alike. The area is well-served by parks, restaurants, and shopping facilities, providing everything you need right on your doorstep.



Council Tax Band: G



£950,000-£1,000,000 The ground floor features two spacious reception rooms, a modern kitchen/diner, a separate utility room, and a study —ideal for home working or quiet reading space. A convenient downstairs cloakroom adds practicality. On the first floor, there are four generously sized bedrooms, including a master with an en-suite, alongside a well-appointed family bathroom. Externally, the property boasts a large driveway offering off-street parking for multiple vehicles, and a spacious rear garden perfect for outdoor entertaining.

Woodford Green is a highly sought-after location known for its leafy surroundings, excellent schools, and vibrant community. With Epping Forest nearby, outdoor enthusiasts can enjoy scenic walks and nature trails. The area is also well-connected, with the Central Line offering easy access to the City and West End, making it a prime spot for families and professionals alike.

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.