



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



2 Belmont Close, Woodford Green, IG8 0NX

Guide Price £1,500,000

- 4 bedroom detached house
- Backing onto Woodford Wells Club playing fields
- En-suite and dressing room to master bedroom
- Luxury fitted kitchen diner
- Close to station
- Knighton Estate location
- Cul-de-sac position
- Stunning condition
- Premier road
- Lovely garden



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: 23/9/2024

2 Belmont Close, Woodford Green IG8 0NX

Located on the sought after Knighton Estate is this stunning Tudor style four bedroom detached house in a delightful cul-de-sac position backing onto Woodford Wells cricket and tennis club. The property is in immaculate condition and has been finished to a exceptional standard. Close to popular schooling and a short walk to Woodford Central Line Station.



Council Tax Band: G



Belmont Close is nestled within the prestigious Knighton Estate, offering a remarkable Tudor-style detached family home that has been lovingly maintained by its current owners. Situated on an expansive plot in a peaceful cul-de-sac, the property boasts an enviable position backing onto the renowned Woodford Wells cricket and tennis club.

Upon entering, you're immediately welcomed by the warm and inviting atmosphere, a clear reflection of the care and affection that has been poured into this home. Immaculately presented, the property blends contemporary and traditional interior design to create spacious, well-proportioned living areas. The home features four generously sized bedrooms, including a luxurious master suite with en-suite bathroom, and walk-in wardrobe.

The ground floor showcases a grand, light-filled 22ft dual-aspect lounge, a second reception room, and a luxurious open-plan kitchen/diner that is perfect for modern family living. Additional amenities include a welcoming reception hallway, a convenient WC, and a practical utility room.

The meticulously landscaped garden offers a serene retreat, providing complete privacy and featuring a large patio area ideal for outdoor entertaining. The garden also includes a well-maintained lawn, mature flowerbeds, and shrubbery, along with a timber storage shed and a gate that opens directly onto the cricket Woodford Wells club playing grounds. At the front, there is off-street parking for multiple vehicles.

Belmont Close enjoys a quiet, private location with easy access to local amenities, including shops, cafes, and restaurants along the nearby Broadway and High Road. The property is just a short walk from Woodford Central Line station, making it perfect for commuters. Both the M25 and M11 motorways are within close reach, ensuring excellent transport links. For families, the area offers a superb selection of both private and state schools.

With beautiful green spaces such as Knighton Woods and Epping Forest just a short stroll away, this home provides the perfect blend of peaceful suburban living and easy access to the vibrant city, offering endless opportunities for outdoor

recreation and family enjoyment.

EPC D

Freehold

Redbridge Council band G

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.