

## 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			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Anworth Close, IG8

Approximate Gross Internal Floor Area : 101.00 sq m / 1087 sq ft  
Storage : 1.69 sq m / 18 sq ft



## 26 Anworth Close, Woodford Green, IG8 0DR

£650,000

- \*Guide Price £650,000-£700,000\*
- Spacious Reception Room with Bi-Folding Doors
- Downstairs Cloakroom
- Entrance Porch
- Garage en-bloc
- Two Bedroom
- Large Luxury Modern Fitted Kitchen/Diner
- En-suite Shower Rooms to both Bedrooms
- HIGH SPECIFICATION & FINISH
- Close to Station & Amenities



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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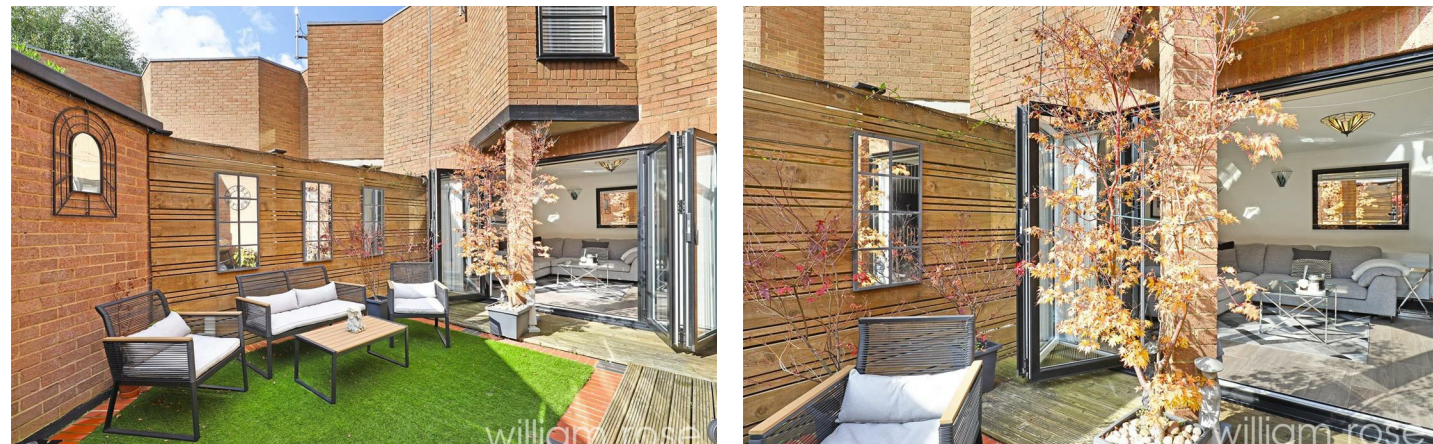
Date: 7/10/2024

## 26 Anworth Close, Woodford Green IG8 0DR

\*Guide Price £650,000-£700,000\* This eye-catching two-bedroom home (formerly three bedroom) is in the heart of Woodford Green on the award winning development, Anworth Close. The area which is well-maintained and very sought after amongst the local residents of Woodford Green.



Council Tax Band: D



This attractive house accommodation comprises of a luxury fitted kitchen diner, lounge with bi-folding doors leading out onto a patio area, porch, ground-floor W.C., two double bedrooms, fitted wardrobes and en-suite shower rooms to both bedrooms. The property is very bright and airy and has been well maintained by its current owners whilst finished to an excellent standard. To the rear of the property via the kitchen diner and lounge there is a garden with storage shed. The property also benefits from having communal parking and garage en bloc.

If transport links to London is important, Woodford Central Line Station is a short walk away; also giving access to Westfield Stratford City and into the city. Anworth Close is set back of Snakes Lane West and is a very leafy and green residential area with the added benefit of being close to Epping Forest, Knighton Wood & Lake which is a popular location for enjoying a scenic walk, run or bike ride. If you want to grab a fine coffee-to-go, there is a selection of splendid cafes and patisseries on your doorstep along The High Road and The Broadway – a parade of shops that includes restaurants, deli and other amenities. Transport links are excellent with M25 & M11 junctions are also within easy reach.

FREEHOLD  
EPC - E  
Council Tax - D

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.