

Directions

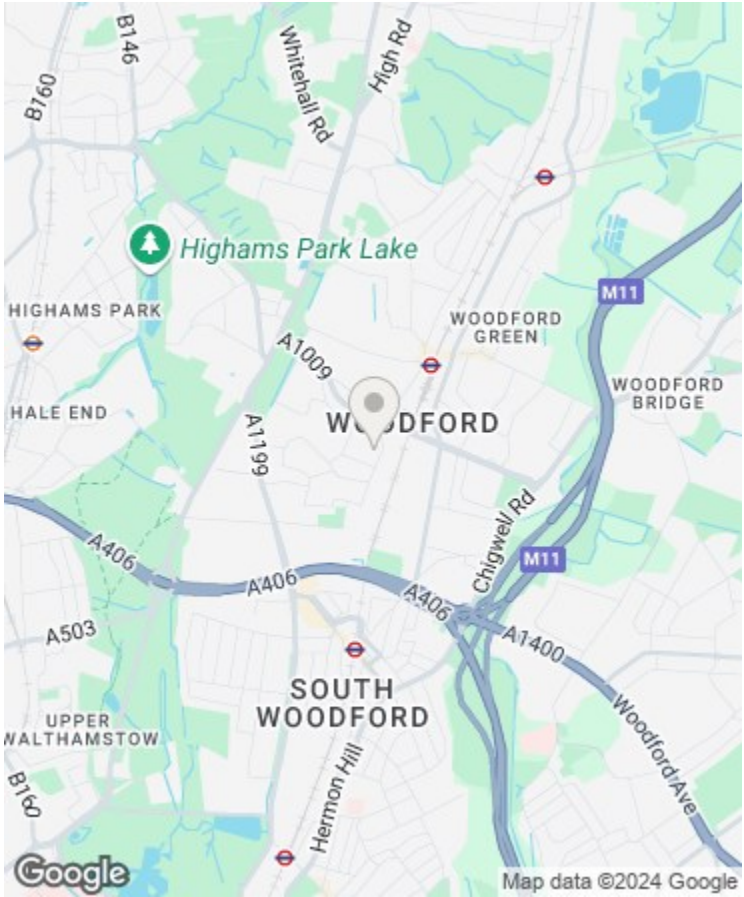
Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			



44 Ingatestone Road, Woodford Green, IG8 9AL

Offers In Excess Of £850,000

- \*\*\* CHAIN FREE \*\*\*
- Large Reception Room
- En-Suite to Master Bedroom
- Open Plan Living Space
- Modern Family Bathroom
- Period Property
- Approx. 75ft Rear Garden
- Four Bedrooms
- Outside Gym / Office
- Close to Station & Amenities.





# 44 Ingatestone Road, Woodford Green IG8 9AL

This immaculately presented and extended four bedroom period home is located in popular Ingatestone Road and is the ideal family home. The living accommodation is set over three floors and is a short walk to Woodford Station, open green spaces and popular schools.

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 2

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 C

Council Tax Band: E



Situated in the heart of Woodford Green on the ever-popular Ingatestone Road is this immaculately presented four bedroom period home which is positioned within walking distance to several sought after schools and the central line.

The living accommodation is evenly arranged over three floors which has been meticulously cared for and improved by its current owners whilst retaining its period features. On the ground floor you will find a large reception with a charming original fireplace & bay window, spacious kitchen / diner / living area which has been extended to create a great social space with patio doors leading out onto the rear garden. On the first floor there are three well-proportioned bedrooms, large modern family bathroom and on the second floor there is another large bedroom with en-suite shower. Externally, the owners have added an immaculate outside office / gym area at the top of the garden and previously acquired additional land to the rear which means the garden is approx. 75ft long (making it one of the largest gardens on the road).

The new owners really have the best of both worlds living here. You're never far from open green spaces and Epping forest. You have all the shops and restaurants of Woodford; the central line is a short walk away giving access to all London has to offer. Families looking for excellent schools will not be disappointed with plenty to choose from.

FREEHOLD  
EPC: Band C  
Council Tax Band: E (London Borough of Redbridge)

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.