



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		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose

Elrington Road, IG8

Approximate Gross Internal Floor Area : 109.30 sq m / 1176.49 sq ft
(Excluding Garage / Storage & Eaves Storage)

Garage / Storage : 4.90 sq m / 52.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



6 Elrington Road, Woodford Green, IG8 0BW

Asking Price £725,000

- Modern Fitted Kitchen
- Conservatory with Bi-Folding Doors
- Off-Street Parking
- Semi-Detached
- Spacious Lounge / Diner
- Three Bedrooms
- Water Softener & Food Waste Dispenser
- Harts Grove Development
- Underfloor Heating on the Ground Floor

6 Elrington Road, Woodford Green IG8 0BW

This three bedroom semi-detached home situated on the extremely well regarded 'Harts Grove' Development. The property offers good size accommodation and is within a short walk to Woodford Station.



Council Tax Band: F



Located in the highly desirable Harts Grove development is this immaculately presented three-bedroom semi-detached home that is set in a quiet, residential cul-de-sac.

The ground floor accommodation comprises of an entrance hallway, downstairs cloakroom, spacious lounge / diner, conservatory with bi-folding doors leading out onto the garden and a large modern fitted kitchen with ample storage space. On the first floor you will find two well proportioned bedrooms, family bathroom and a separate shower room whilst on the second floor you will find large bedroom benefiting from all the eaves storage. Other benefits include zone operated underfloor heating on the ground floor, water softener & food waster dispenser in the kitchen and off-street parking for two vehicles. The property is the ideal starter home for any first-time buyer looking to get onto the property ladder but also any downsizers who want a manageable living space on an extremely well-regarded development. There is further scope to extend + and improve the accommodation in the future subject to gaining the required planning permissions by extending over the garage to create an additional bedroom.

Elrington Road, Harts Grove is within a short walk to Woodford Central Line Station and close to popular schools including the Outstanding rated Wells Primary. Woodford High Road and The Broadway are also close by which offer many trendy cafes and restaurants including the renowned and authentic Pizzeria Bel-Sit, Miller & Carter and Prezzo. Woodford Green is a beautiful area with forests, lakes, country parks and open green spaces. This makes Woodford Green a great place to enjoy various outdoor fitness activities and picnics with family and friends. A viewing of this family home comes highly recommended.

FREEHOLD

Council Tax Band: F (London Borough of Redbridge)
EPC Rating: C

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.