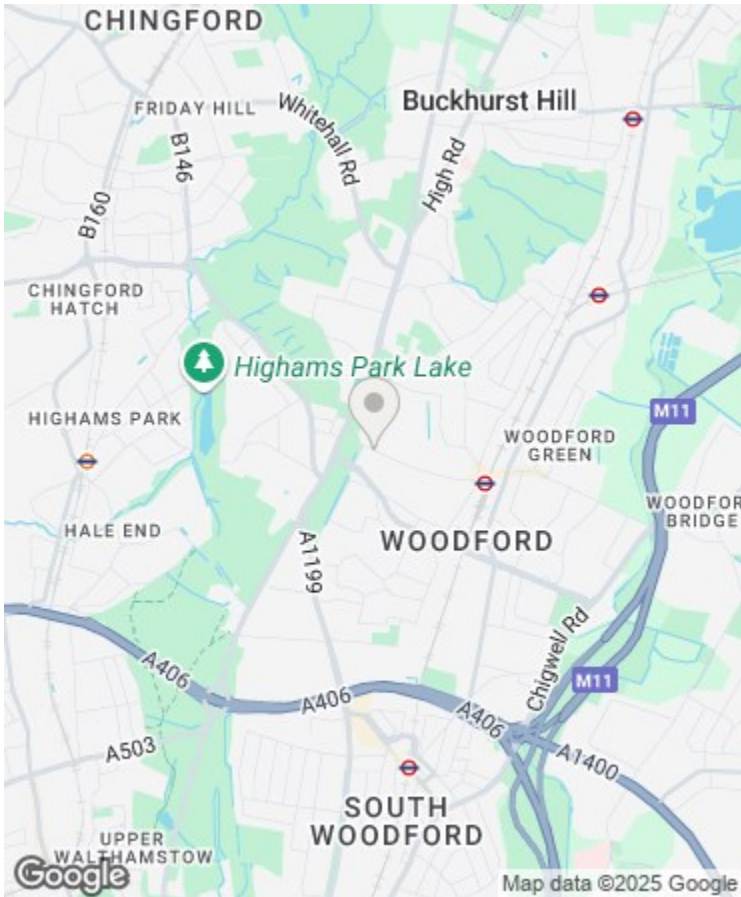




Directions

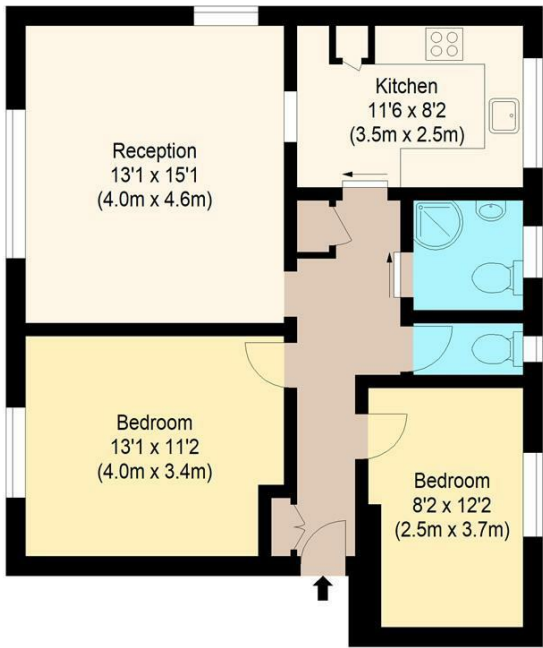
Viewings

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	69	75
(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	



First Floor

william rose
Fairstead Lodge, IG8

Approximate Gross Internal Floor Area: 65.77 sq m / 708 sq ft



3 Fairstead Lodge Snakes Lane, Woodford Green, IG8 0DJ

Asking Price £395,000

- Two Bedroom
- Covered Car Parking Space
- Dual-aspect Lounge/Diner
- Separate Cloakroom
- 0.5 Miles from Woodford Station
- First Floor Apartment
- Garage
- Shower Room
- Fitted Kitchen
- *CHAIN FREE*

3 Fairstead Lodge Snakes Lane, Woodford Green IG8

and

Located in the sought-after Fairstead Lodge on Snakes Lane West, this well-presented two-bedroom first-floor apartment offers an excellent opportunity for commuters and homeowners alike. Ideally positioned just 0.5 miles from Woodford Central Line Station, the property provides easy access to The Broadway’s array of shops, cafés, and essential amenities, making it a perfect balance of convenience and tranquility.



2



1



1



C

Council Tax Band: C



Upon entering, you are welcomed by a spacious entrance hallway that leads to a well-appointed shower room and a separate cloakroom. The property boasts two generously sized bedrooms, a large fitted kitchen, and a spacious dual-aspect lounge/diner, creating a bright and airy living space. Additional benefits include an en-bloc garage, an allocated covered car parking space, and the added advantage of being SHARE OF FREEHOLD.

Fairstead Lodge is a well-regarded development in the heart of Woodford Green, a leafy and desirable area known for its strong community feel and excellent transport links. Snakes Lane West offers a peaceful residential setting while remaining close to local amenities and green spaces, including Epping Forest and Roding Valley Park. With Woodford Central Line Station just a short walk away, the location is ideal for professionals commuting into London, as well as those seeking a relaxed suburban lifestyle with easy access to the city.

Property Information / Disclaimer

Share of Freehold
Lease Length: 955 years
Service Charge: £1800 per annum
Ground Rent: £0 per annum

EPC Rating: C
Council Tax Band: C (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.