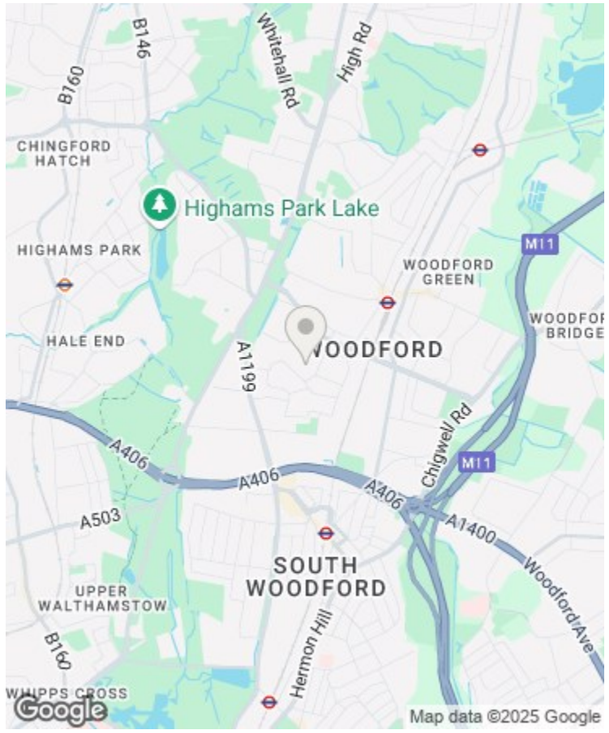


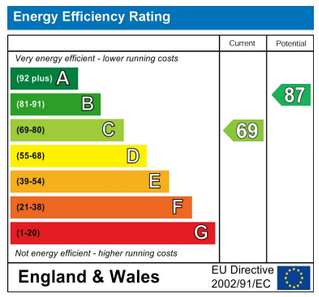
Directions

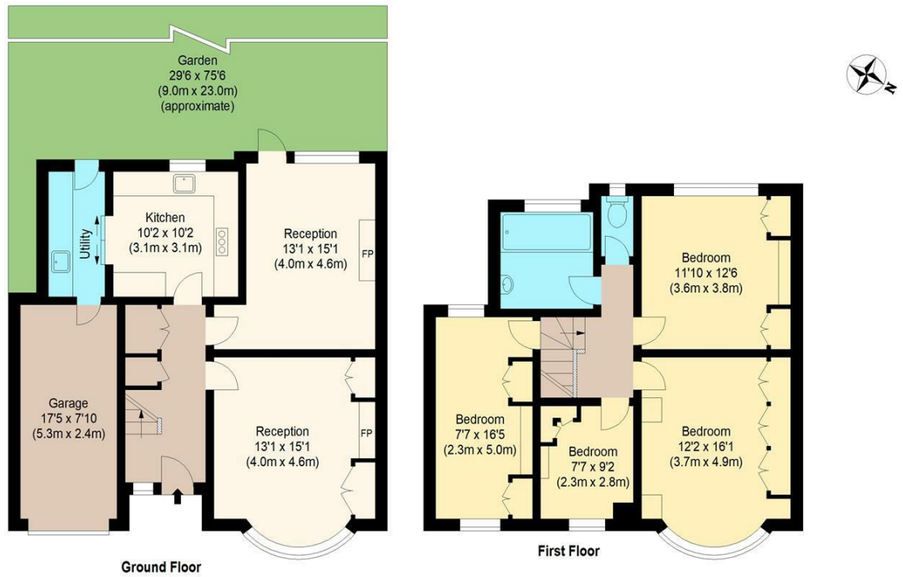
Viewings

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

EPC Rating

C





william rose

Mayfair Gardens, IG8

Approximate Gross internal Floor Area : 124.39 sq m / 1339 sq ft
Garage : 12.72 sq m/ 137 sq ft

Certified Property Measurer

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: 7/10/2024

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose

19 Mayfair Gardens, Woodford Green, IG8 9AB

Guide Price £850,000

- 4 bedrooms
- Exclusive road
- Good size garden
- No chain
- Quiet residential turning
- Guide Price £850,000 - £900,000
- Overlooking the green
- Extended
- Close to popular schools
- Garage and off street parking

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19 Mayfair Gardens, Woodford Green IG8 9AB

Ideally located in exclusive Mayfair Gardens is this fabulous four bedroom extended semi detached house which offers excellent internal space. Mayfair Gardens is close to popular schools and local woodland. Sold chain free

4 | 1 | 2 | C | Council Tax Band: F

Guide Price £850,000 - £900,000

A rare opportunity to purchase in this prestigious cul-de-sac, Mayfair Gardens is a quiet residential road set in one of Woodford Green's most sought-after locations, featuring a beautifully maintained green at the front. This extended semi-detached home has been cherished by the same family for many years and immediately exudes a warm, welcoming atmosphere upon entry.
Offering spacious accommodation, this property makes an ideal family home. The ground floor boasts ample living space, including a lounge, dining room overlooking the garden, and a kitchen leading to a utility room. Additional features include plenty of storage, as well as a garage. Upstairs, the first floor comprises four bedrooms, a family bathroom, and a separate WC. A large loft provides extra storage and potential for further expansion, subject to the necessary planning permissions.

The south-west facing rear garden extends to 75ft, offering a private and tranquil space with a patio area perfect for alfresco dining. The garden is well-screened by mature shrubs, while the front of the property provides off-street parking and a small garden.

Conveniently located, Mayfair Gardens is within easy reach of local amenities, shops, cafes, and restaurants on Broadway and High Road. It’s also a short walk from Woodford Central Line station, making it ideal for commuters. Access to the M25 and M11 is nearby, and the area offers an excellent choice of both private and state schools, making it a great choice for families.
For outdoor enthusiasts, several green spaces such as Knighton Woods, Woodford Golf Club, Woodford Green cricket ground, and the expansive Epping Forest are all within walking distance, providing ample opportunities to enjoy nature.

E.P.C Rating: D
Council Tax: Band: F (London Borough Redbridge)
Freehold

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.