

## Directions

## Viewings

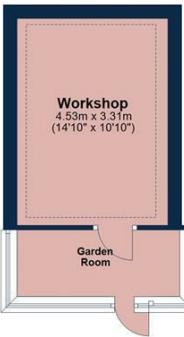
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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		EU Directive 2002/91/EC

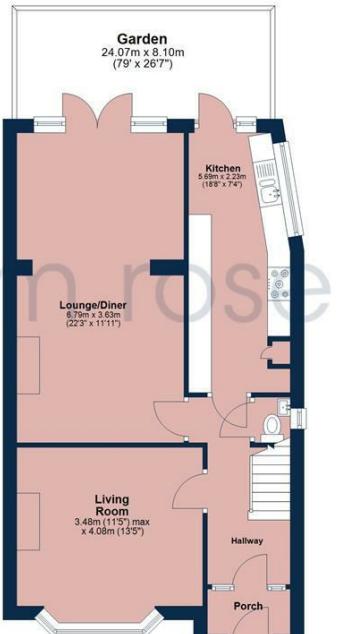
### Outbuilding

Approx. 48.9 sq. metres (526 sq. feet)



### Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



### Second Floor

Approx. 42.6 sq. metres (460.3 sq. feet)



Total area: approx. 154.6 sq. metres (1663.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Saint Barnabas Road



61 St. Barnabas Road, Woodford Green, IG8 7BY

£750,000

- Guide price £750,000 - £800,000
- Garage
- Side access
- Large rear garden
- Short walk to Woodford Station
- 3 bedroom semi detached house
- Outhouse
- Off street parking
- Extended to the rear
- Close to popular schooling

# 61 St. Barnabas Road, Woodford Green IG8 7BY

This 3 bedroom extended semi detached 1930's and ideally located within minutes walk to Woodford Central Line station, popular schools and The Broadway Woodford. Offers garage, off street parking a stunning rear garden.



Council Tax Band: E



Guide Price £750,000 - £800,000

Situated in the heart of Woodford Green and within a short walk of Woodford Central Line Station, this attractive three-bedroom, semi-detached, extended family home is ideally located. Set back from St Barnabas Road and conveniently positioned close to all local amenities, including The Broadway's shops and restaurants, the property offers an excellent lifestyle for families and commuters alike. The home has been very well maintained by the current owners and carefully looked after over the years.

The property has been extended to the rear, providing generous and versatile living accommodation. The ground floor comprises a porch, welcoming reception hallway, ground floor WC, lounge, extended fitted kitchen, and a further 22ft reception room with doors opening onto a spacious rear garden.

On the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property boasts a beautifully maintained and mature landscaped rear garden with multiple seating areas, perfect for alfresco dining. Additional benefits include a outhouse, side access, an extended garage, and off-street parking.

The area is well served by a number of good to outstanding local schools, making this an ideal long-term family home. The property offers the best of both worlds, with easy access to open green spaces while being close to everything Woodford has to offer.

St Barnabas Road is a highly sought-after location, particularly for commuters travelling into London via the Central Line. Woodford Station is just a few minutes' walk away, providing direct access to Liverpool Street and the West End. Local shops on Snakes Lane, additional amenities, and Ray Lodge Park offering tennis courts, play areas, and open spaces, are all within easy reach.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: TBC

Council Tax Band: Redbridge band E

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.