



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	



william rose
Canfield Road, IG8

Approximate Gross Internal Floor Area: 130.71 sq m / 1407 sq ft
Storage/Office: 16.81 sq m / 181 sq ft

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.

Date: 4/7/2024



31 Canfield Road, Woodford Green, IG8 8JL

Price Guide £650,000

- Charming Victorian house
- Four generously sized bedrooms including a master with an en-suite shower room
- Abundance of character features including high ceilings, original fireplaces, and cornices
- 100 ft rear garden offering a tranquil escape
- Convenient parking for one vehicle, combining comfort and practicality
- Two spacious reception rooms for versatile living
- Separate family bathroom with a luxurious roll-top bath
- Large, modern fitted kitchen with a separate utility area
- Outside office space, perfect for remote work or creative pursuits
- Walking distance to Central Line

31 Canfield Road, Woodford Green IG8 8JL

Welcome to Canfield Road, a charming Victorian mid-terraced house that blends historical charm with modern conveniences, featuring four bedrooms, two reception rooms & a large modern kitchen.



Council Tax Band: C



Guide Price £650,000 - £700,000

Nestled in a highly sought-after neighbourhood is this charming four-bedroom Victorian mid-terraced family home. This property beautifully marries historical charm with modern conveniences, making it an ideal family home.

As you step inside, you are welcomed by two spacious reception rooms that offer versatile living spaces perfect for entertaining or relaxing. The property boasts four generously sized bedrooms, including a master bedroom with an en-suite shower room and a separate family bathroom with a roll-top bath, perfect for unwinding after a long day. The large, modern fitted kitchen is a chef's dream, complete with a separate utility area for added convenience. Additionally, the downstairs cloakroom is a practical touch for guests. One of the standout features of this Victorian gem is its abundance of character. From the high ceilings to the original fireplaces and cornices, each detail adds to the property's unique appeal.

Outside, you'll find a 100 ft rear garden, providing a tranquil escape from the hustle and bustle of everyday life. The property also includes an outside office, ideal for those who work from home or need a creative space. With parking for one vehicle, this home offers both comfort and practicality. Don't miss the opportunity to own a piece of history with this stunning Victorian property.

Located in a desirable area, Canfield Road offers more than just a beautiful home. The neighbourhood is renowned for its friendly community and excellent amenities, including top-rated schools, local shops, and parks. The area is well-connected with public transport options, making commuting a breeze. Enjoy the perfect blend of peaceful suburban living with easy access to the vibrant city life nearby.

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.