

# 40 Darnley Road

Woodford Green, Woodford Green

Guide Price £1,000,000

Council Tax band: F

Tenure: Freehold

- CLOSE TO TUBE STATIONS
- EXTENDED FAMILY HOME
- SOUTH FACING REAR GARDEN
- OUT BUILDING TO REAR
- OFF ROAD PARKING
- POPULAR SCHOOL CATCHMENT
- EPC RATING D
- SHORT WALK TO SHOPS AND HIGH ROAD
- HIGHLY DESIRABLE LAINGS ESTATE LOCATION
- TOP FLOOR PRINCIPLE BEDROOM WITH EN-SUITE



Hammond  
& Smith



**Entrance Hall**

**Living Room**

15' 11" x 12' 10" (4.84m x 3.90m)

**Kitchen/ Diner**

24' 8" x 18' 1" (7.53m x 5.51m)

**Family Room**

13' 1" x 11' 5" (3.98m x 3.47m)

**Study/ Bedroom Five**

10' 4" x 7' 3" (3.16m x 2.20m)

**En-suite Shower Room**

**Utility Room**

11' 4" x 7' 11" (3.46m x 2.41m)

**Wc**

**First Floor**

**Bedroom Two**

15' 10" x 11' 6" (4.82m x 3.50m)

**Bedroom Three**

13' 8" x 12' 7" (4.16m x 3.83m)

**Bedroom Four**

7' 7" x 7' 3" (2.32m x 2.20m)

**Bathroom**

10' 11" x 5' 6" (3.33m x 1.68m)

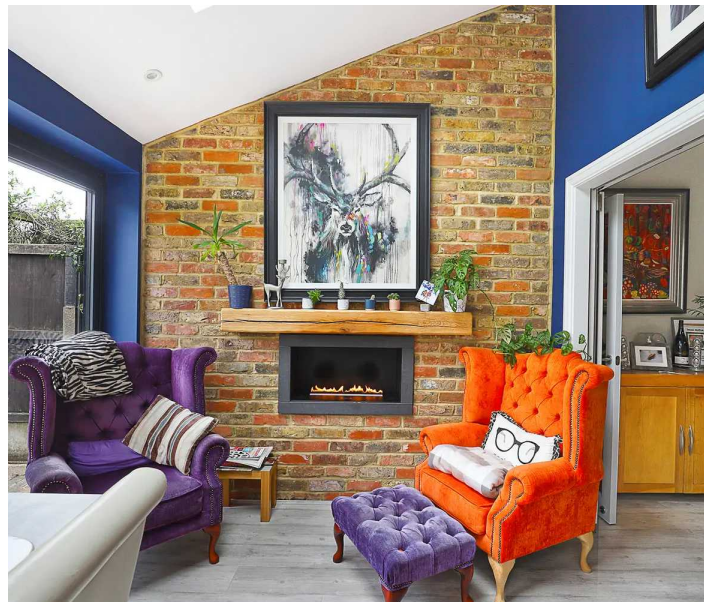
**Wc**

**Top Floor Principal Bedroom**

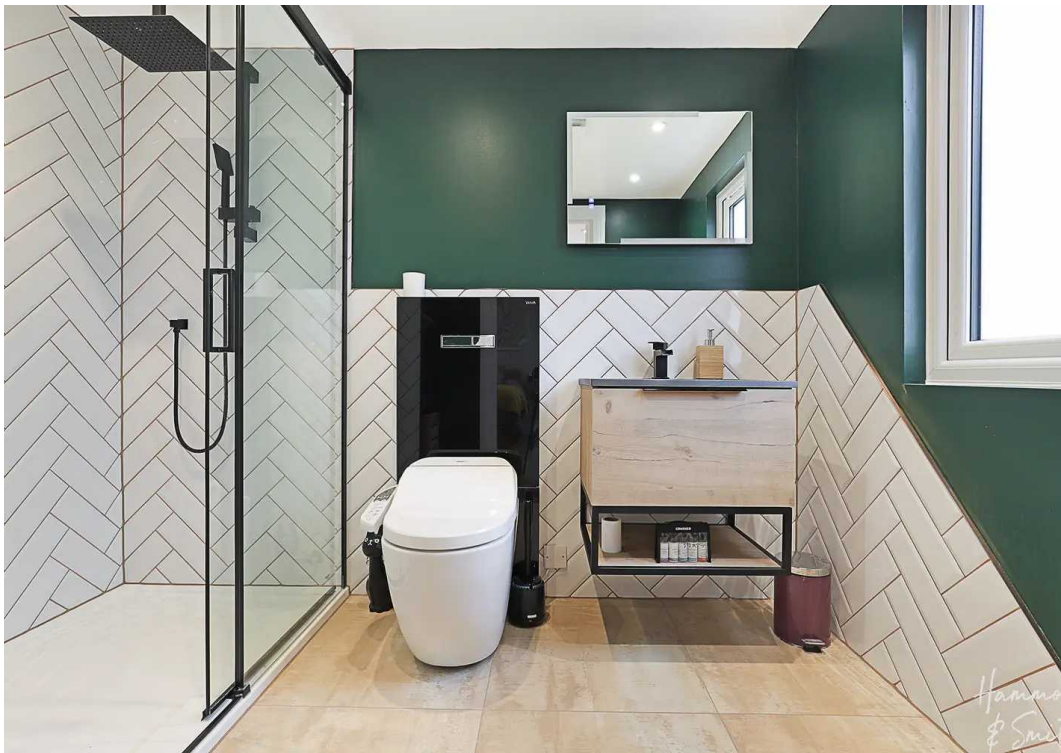
19' 0" x 14' 7" (5.80m x 4.44m)

**En-suite Shower Room**

8' 7" x 5' 10" (2.61m x 1.78m)



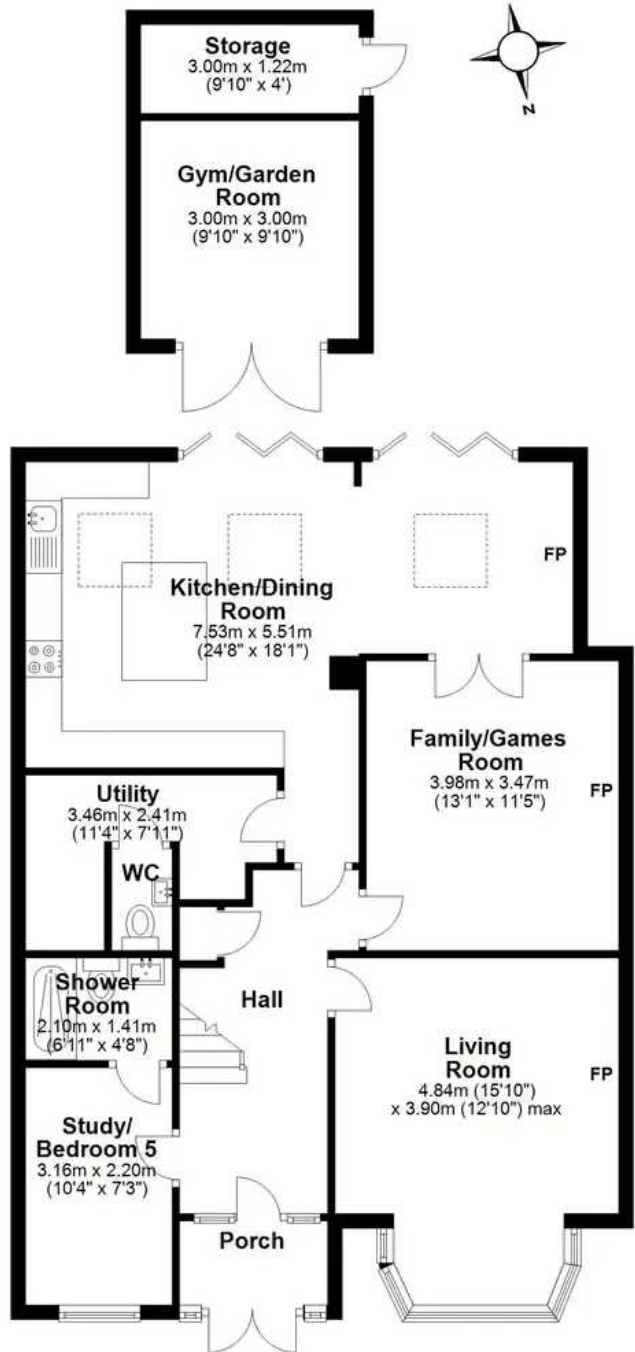






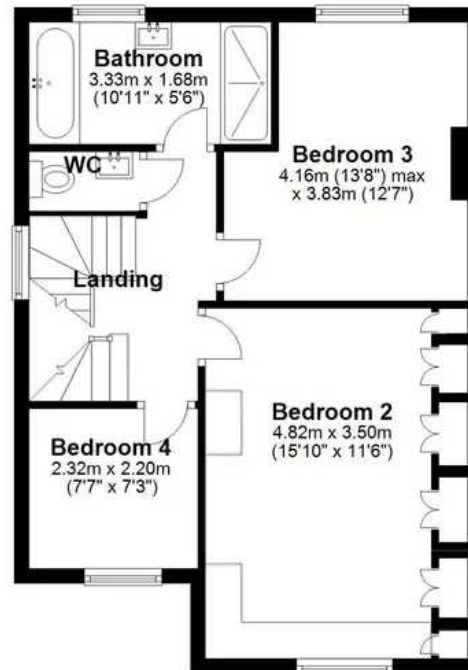
### Ground Floor

Approx. 103.8 sq. metres (1117.1 sq. feet)



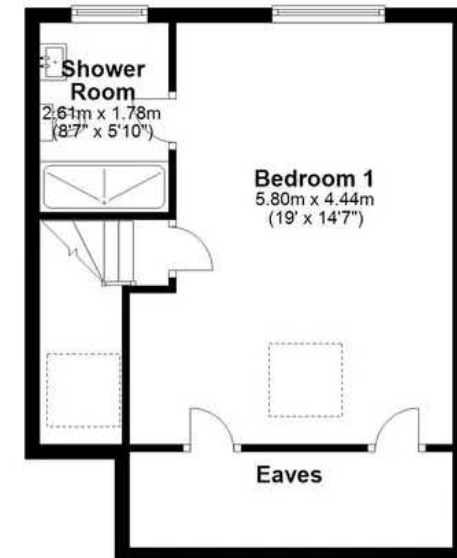
### First Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



### Second Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 194.9 sq. metres (2098.2 sq. feet)