

Barclay Oval, IG8

PAUL BERG

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Guide Price £775,000 - £800,000

Freehold

Nestled in a quiet cul de sac in Woodford Green is this three-bedroom town house presented in great decorative order throughout.

On entering the property there is a large window and a double height ceiling. The current owners have converted the garage into an open plan design living which is secured by an Automist infrared sensor system for added safety.

Walking through to the back of the property into a modern fitted kitchen you'll find integrated appliances and an elegant sparkling glass splashback. There are four-panel bi-folding doors leading onto a west facing urban garden which features a smart sprinkler system, border flower beds and ambient lighting.

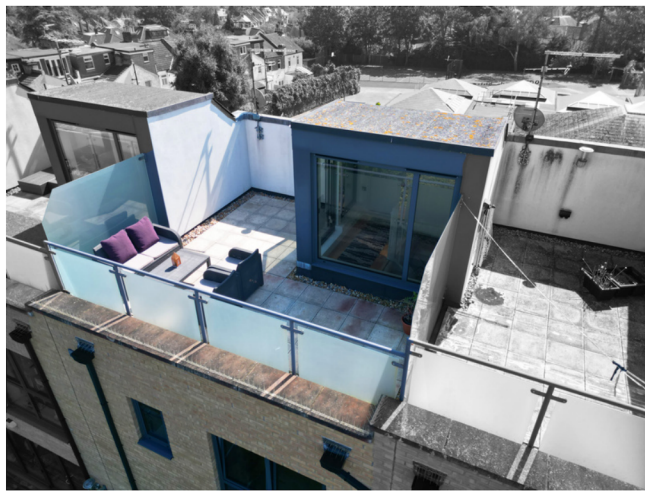
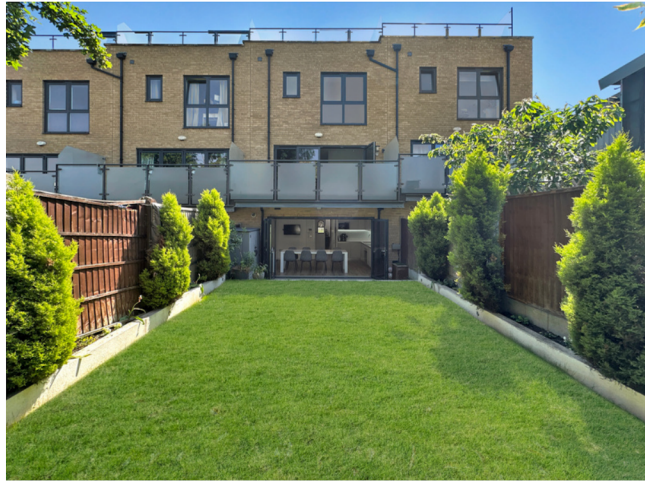
The first floor comprises of a double bedroom and reception, also featuring four-panel bi-folding doors and leading onto a decked balcony overlooking the garden.

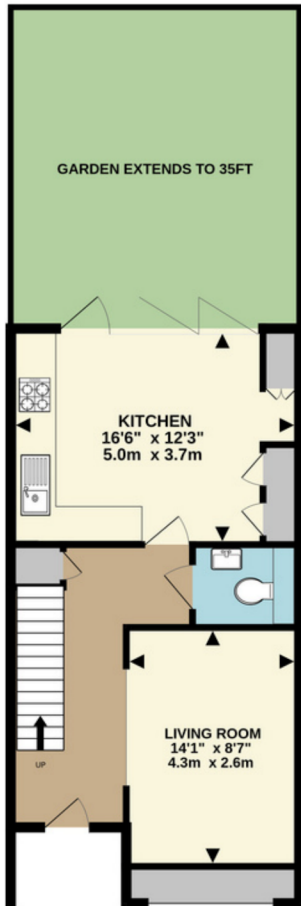
On the second floor there are two further bedrooms: the en-suite master with fitted bespoke designer wardrobes as well as the third bedroom which also boasts fitted wardrobes. This floor hosts a modern three-piece family bathroom.

Making your way up to the top of the property, you'll find a secluded private roof terrace - an ideal outdoor entertaining space.

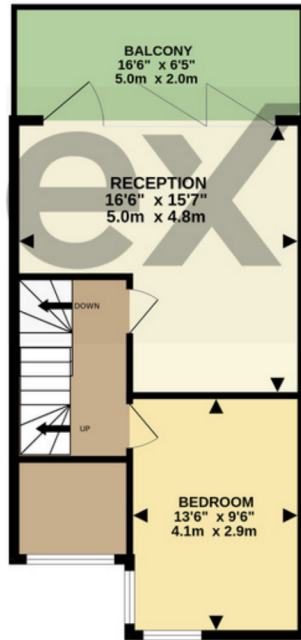
Other features include the potential to change the home into a four-bedroom property by converting one of the reception rooms. The home features double glazed windows throughout fitted with sun blocking privacy film as well as under floor heating on the ground floor, smart thermostats (so each floor/room can have personalized climate control) and plenty of storage available in the attic and garage.

This property is within walking distance of several primary and secondary schools – both state and private, the open green spaces of Woodford Green as well as Knighton Woods and within a mile of Woodford Green Underground Station and amenities of The Broadway.

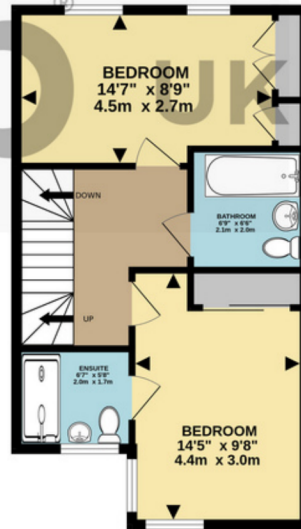




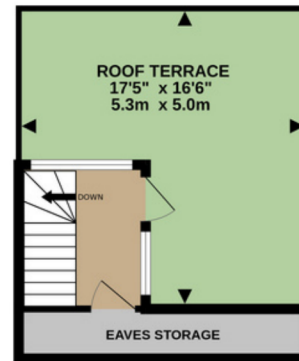
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



3RD FLOOR
60 sq.ft. (5.6 sq.m.) approx.

TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band E
£2,554.29 per annum

Local Authority:
London Borough of Redbridge