## Ely Place, IG8

## PAUL BERG exp uk



£800,000 Freehold Spacious Four-Bedroom Home in a Quiet Cul-de-Sac – Woodford Green, IG8

This well-maintained four-bedroom, two-bathroom family home is located in a peaceful cul-de-sac in Woodford Green. It offers plenty of space, with an L-shaped reception room leading into a bright conservatory, a fitted kitchen, and a master bedroom with an en-suite.

Outside, you'll find a large, well-kept garden, perfect for families or anyone who enjoys outdoor space. The property also benefits from a garage and off-street parking.

Situated within walking distance of Woodford Bridge and Chigwell Parade, this home is close to a variety of shops, cafes, and everyday amenities. It also offers easy access to Woodford and Chigwell Underground Stations, making commuting simple. Families will appreciate that the property falls within the catchment area for West Hatch Secondary School, adding to its appeal.

With plenty of potential to modernise or extend (STPP), this home is a fantastic opportunity for anyone looking to settle in a sought-after location. Properties like this don't stay on the market for long contact us today to arrange a viewing and see for yourself.













## Tel: 07951 529 224

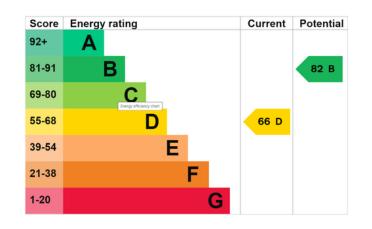


Council Tax: Band F

£3,159.00 per annum

## Local Authority:

**Epping Forest** 



FLOOR AREA DOES NOT INCLUDE THE GARAGE

TOTAL FLOOR AREA: 1232 s.g.ft. (1.14.5 s.g.m.) approx.

White every attempt has been made to ensure the accuracy of the floopian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omnision or in-statement. This plan is not illustrative proposes only and should be used as such by any topsective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the measurement. See the contraction of the second seed of the seed of the services of the services and suppliances shown have not been tested and no guarantee as to the measurement.

Website: paulberg.exp.uk.com Email: paul.berg@exp.uk.com

