



BOWDEN
BRADLEY



381 Roding Lane North
, Woodford Green, IG8 8LH
Guide price £600,000



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Guide Price £600,000 - £650,000 (Aiming Towards The Top End)

Nestled in the desirable area of Roding Lane North, Woodford Green, this charming semi-detached house offers a perfect blend of comfort and convenience. With five spacious bedrooms, this home is ideal for families seeking ample living space. The property boasts three well-appointed reception rooms, providing plenty of room for relaxation and entertaining guests.

The house has been thoughtfully extended at the rear, enhancing its living space and allowing for a bright and airy atmosphere throughout. The three modern bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, off-street parking for up to three vehicles adds to the convenience of this home, making it easy for residents and visitors alike.

Situated approximately 0.9 miles from South Woodford station, this property benefits from excellent transport links, making commuting to central London a breeze. The house is in good condition throughout, allowing you to move in with ease and start enjoying your new home right away.

This delightful four-bedroom residence in Woodford Green is a rare find, combining spacious living, a lovely garden, and a prime location. It is an excellent opportunity for those looking to settle in a vibrant community with easy access to the city. Don't miss the chance to make this wonderful house your new home.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Living Room

17'5" x 11'5" (5.33 x 3.48)

Lounge

14'11" x 11'8" (4.57 x 3.56)

Bedroom

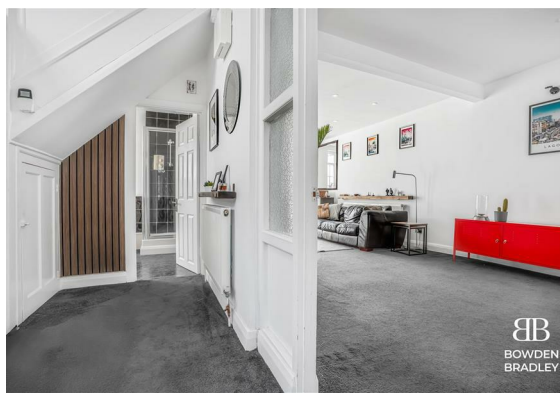
8'2" x 7'8" (2.49 x 2.34)

Shower Room

7'6" x 8'0" (2.29 x 2.46)

Kitchen

15'3" x 16'0" (4.67 x 4.88)





Landing

Bedroom
17'1" x 10'9" (5.21 x 3.3)

Bedroom
11'6" x 9'3" (3.53 x 2.84)

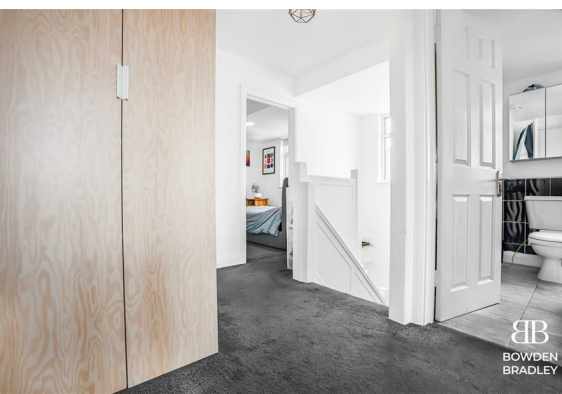
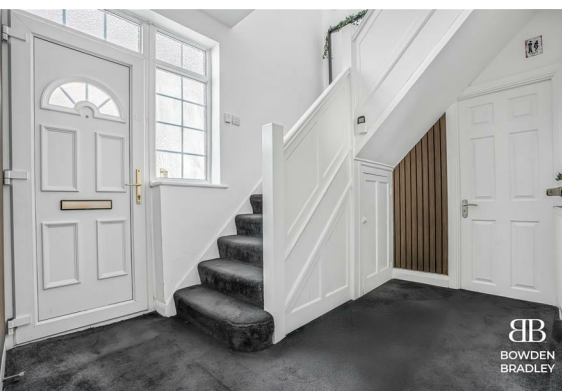
Shower Room
5'2" x 5'6" (1.6 x 1.68)

Bedroom
9'8" x 8'9" (2.95 x 2.67)

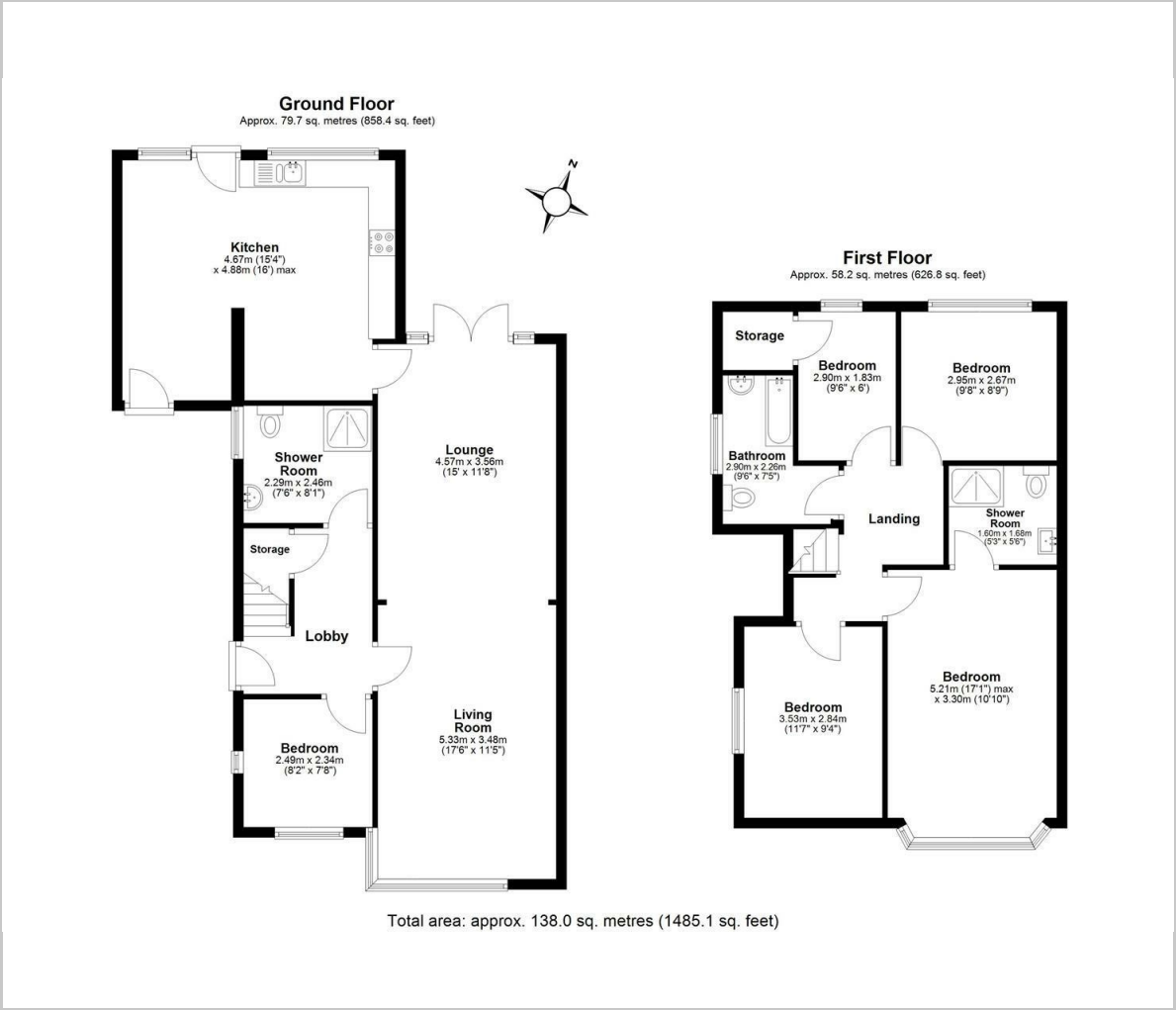
Bedroom
9'6" x 6'0" (2.9 x 1.83)

Bathroom
9'6" x 7'4" (2.9 x 2.26)

Garden



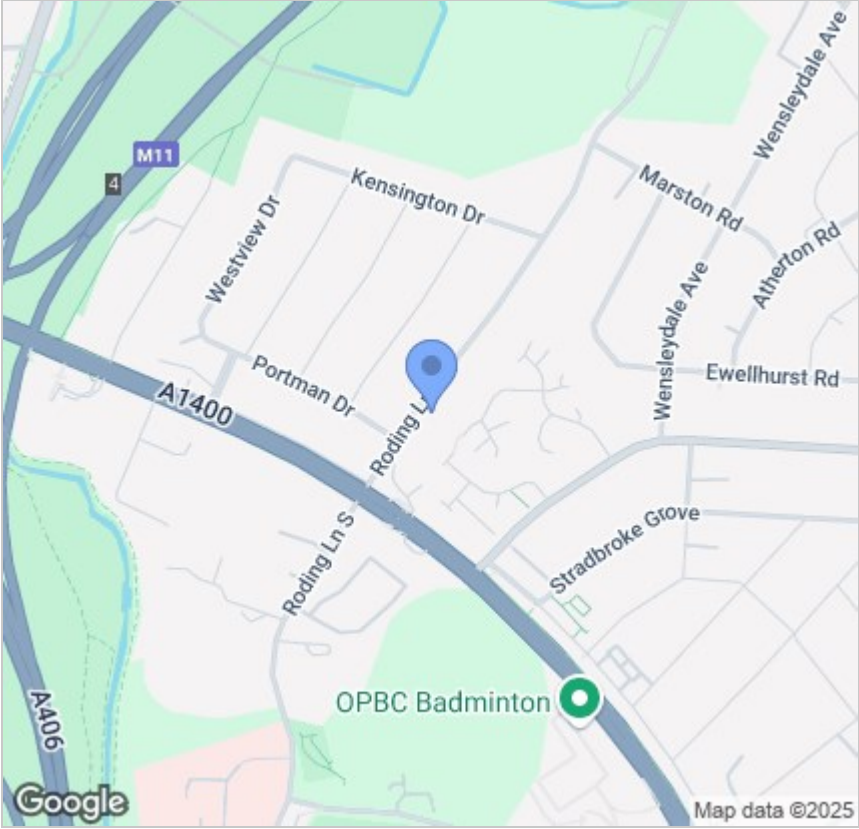
Floor Plan



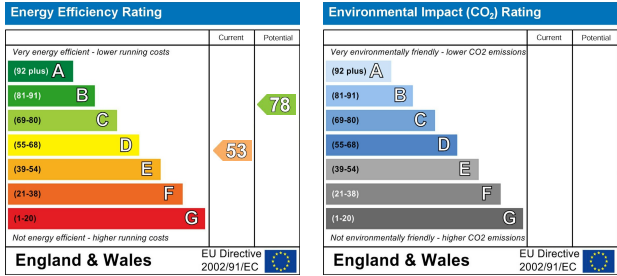
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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