

Daniel  
Frank





## 3 Burlington Place Woodford Green, IG8 0PX

A detached newly built three-bedroom family home located in a peaceful cul-de-sac.

The accommodation is arranged over two floors. The ground floor comprises of a large open plan lounge/diner with doors leading to the low maintenance garden, a cloakroom and a stylish modern kitchen with built in Bosch appliances and central island. There is also access into the large integral garage which has an electric door.

The first floor has a stunning galley landing with three double bedrooms, a contemporary family bathroom and the master benefitting from a modern en-suite fully tiled shower room.

Externally to the front there is a private driveway providing off street parking and an integral garage with access into the house and an electric door with a fob remote. The immaculate rear garden includes a tiled patio area and a grassed area perfect for summer entertaining.

Further benefits:

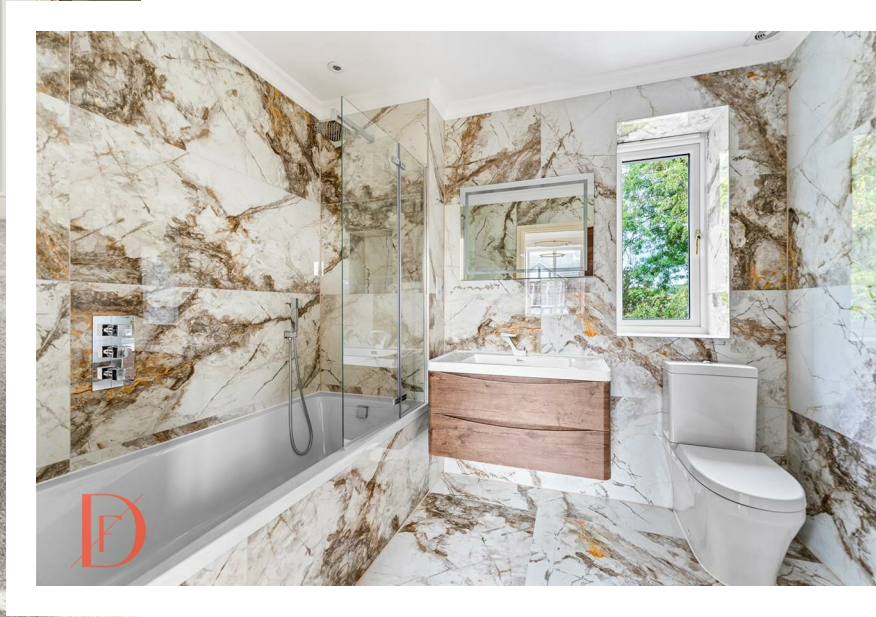
- Underfloor heating on the ground floor.
- Underfloor heating in both bathrooms.
- 120x120cm Calacatta gold marble effect tiles.
- External lighting.
- CCTV system.
- Skylight in the living room, the kitchen and the garage.
- High end fixtures and fittings throughout.
- Outstanding attention to detail throughout.
- 10 year New Build Warranty by ICW.
- Eco home.
- Air source heat pump.

**Tenure** Freehold  
**Council** Redbridge





Your Next Chapter

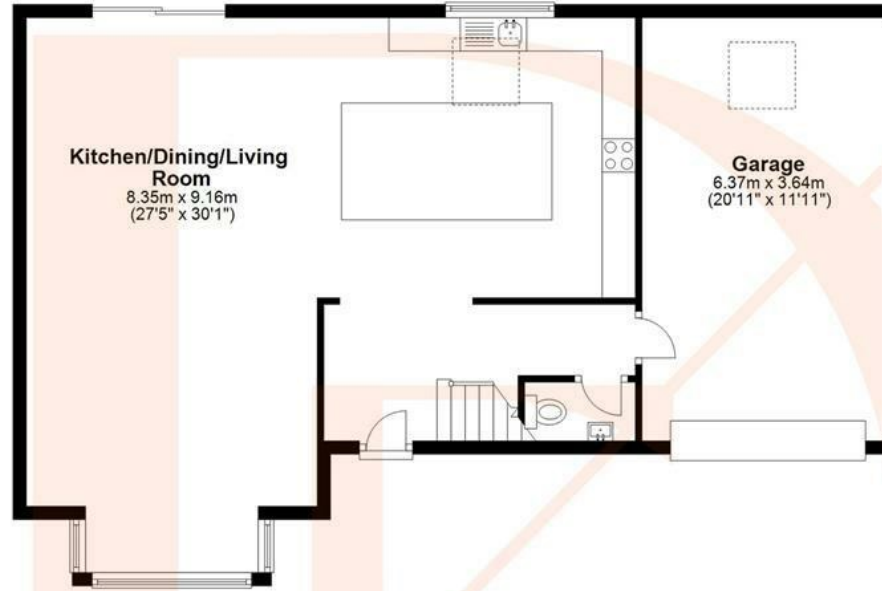


Your Next Chapter



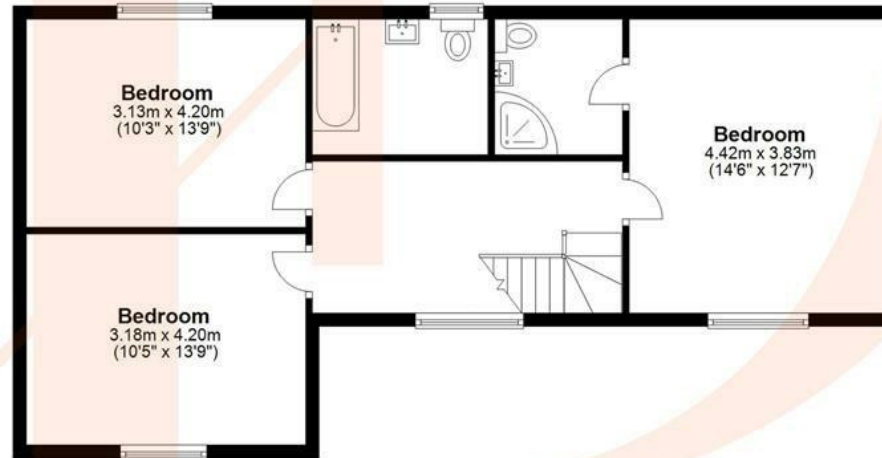
### Ground Floor

Approx. 89.0 sq. metres (958.2 sq. feet)



### First Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



Total area: approx. 154.4 sq. metres (1662.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



Burlington Place is a quiet tree lined cul-de-sac that is set back from Woodford High Road. Ideally located just 0.8 miles from Woodford Central Line Station providing easy access into The City and West End. Local shops, pubs and eateries are all close by. Knighton Woods is moments from the property providing vast areas to go for a bike ride, walk the dog or go for a Sunday family stroll. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer. The M25 and M11 are easily accessible.

**WHY WOODFORD?**

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  | <b>86</b>               | <b>95</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

