

Daniel  
Frank





## 18 Woodside Road Woodford Green, IG8 0TR

Nestled within a highly prestigious road, this exceptional property graces the market for the first time since 1993. Offering a rare opportunity to secure a five-bedroom detached family home set within a plot size of 0.36 acres. (sts)

The property is arranged over two floors. Ground floor comprises of a welcoming entrance hall, leading seamlessly into the bright living room offering captivating views of the extensive garden, a cloakroom, a large dining room leading into the well-appointed kitchen and breakfast room. A cosy family room, a convenient utility room and a garage completes the ground floor.

Ascending to the first floor the home features a large landing, five bedrooms, a four piece family bathroom and an en-suite shower room for the main bedroom.

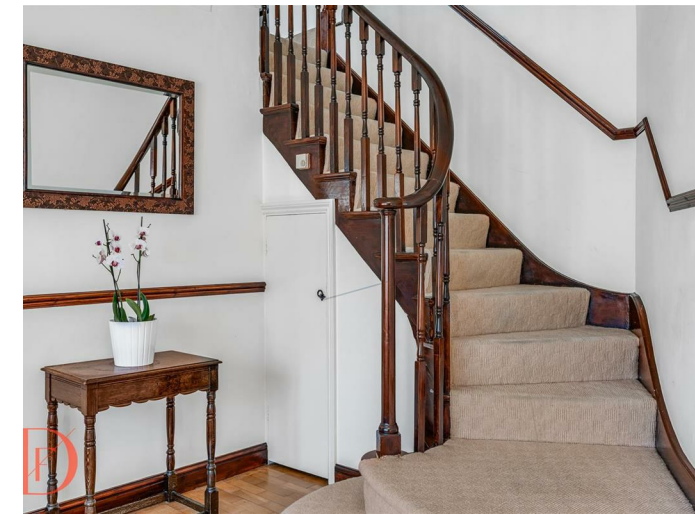
It is worth noting that three bedrooms have fitted wardrobes.

Externally the property unveils a beautiful mature garden featuring a paved patio and an expansive lawn area with planted borders. The front features a carriage driveway providing ample space for multiple cars.

The property offers huge potential to extend, subject to the usual planning consent.

Woodside Road is a popular residential street ideal for commuters being close to both Woodford Central Line Station and Chingford Overground Station. The area has multiple green spaces offering 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.

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





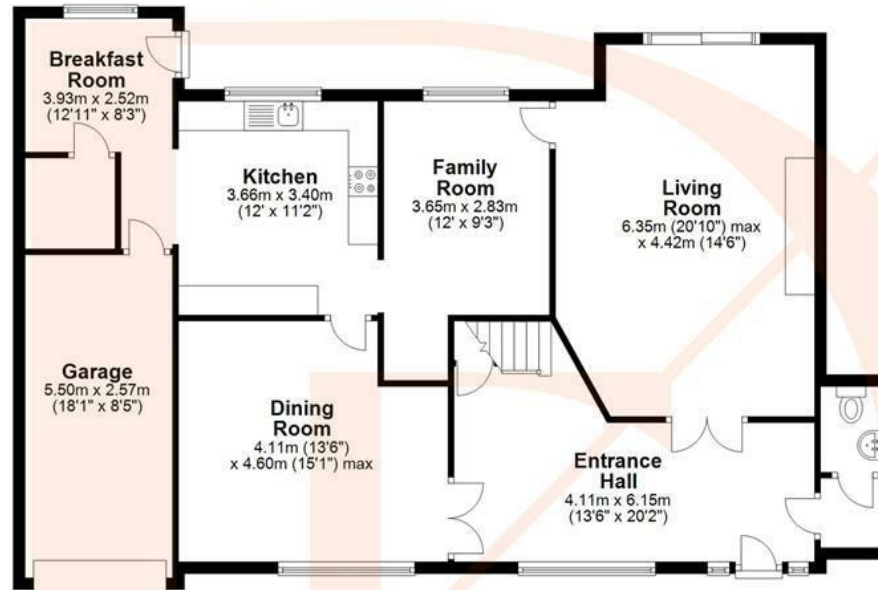
Your Next Chapter



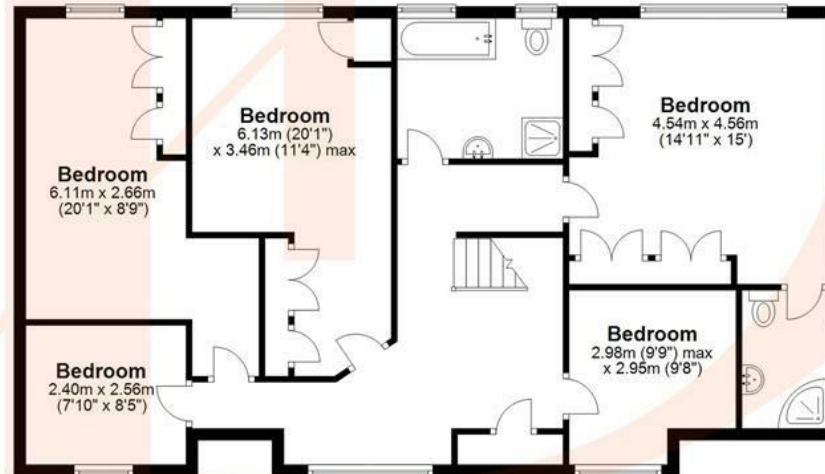
Your Next Chapter



**Ground Floor**  
Approx. 117.0 sq. metres (1259.0 sq. feet)



**First Floor**  
Approx. 100.9 sq. metres (1086.1 sq. feet)



Total area: approx. 217.9 sq. metres (2345.1 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.

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### 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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

