



The Pines, Woodford Green, IG8

BUTLER & STAG



Butler & Stag are delighted to present this beautifully maintained three-bedroom house located in the desirable area of Woodford Green. Set within the quiet and well-kept development of The Pines, this home offers spacious accommodation, modern finishes, and the flexibility that suits both families and professionals alike.



- Three Bedroom House
- Great Location
- Garage
- Good Transport Links
- Spacious
- Separate Fully Fitted Kitchen

The ground floor features a bright and spacious living and dining room with direct access to the garden, providing the perfect space for relaxing or entertaining. The kitchen is well appointed, offering ample storage and workspace, while a useful understairs storage area adds to the practicality of the layout. A separate study, ideal for those working from home, sits adjacent to the garage, which offers secure parking or additional storage options.

Upstairs, there are three bedrooms; two comfortable double rooms and a third single bedroom, all served by a modern family bathroom fitted with a bath, overhead shower, basin and WC. The property benefits from a private, low-maintenance rear garden, a garage and off-street parking.

The Pines is perfectly positioned within easy reach of both Woodford and South Woodford Underground Stations on the Central Line, providing quick access into the City and West End. The area offers a great selection of schools, parks and independent shops, as well as the popular cafes and restaurants along The Broadway and South Woodford High Road.

This property combines modern living with a peaceful suburban setting, making it an ideal home for tenants looking for space, convenience and comfort. Available [insert date], the house is offered on an unfurnished basis.

Council Tax Band D





Pines

Approx. Gross Internal Area 93.8 Sq M (1009.6 Sq Ft)

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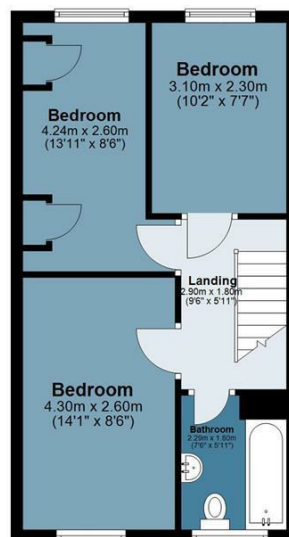
Ground Floor

Approx. 55.3 sq. metres (594.7 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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