



Price

£1,000,000

Freehold

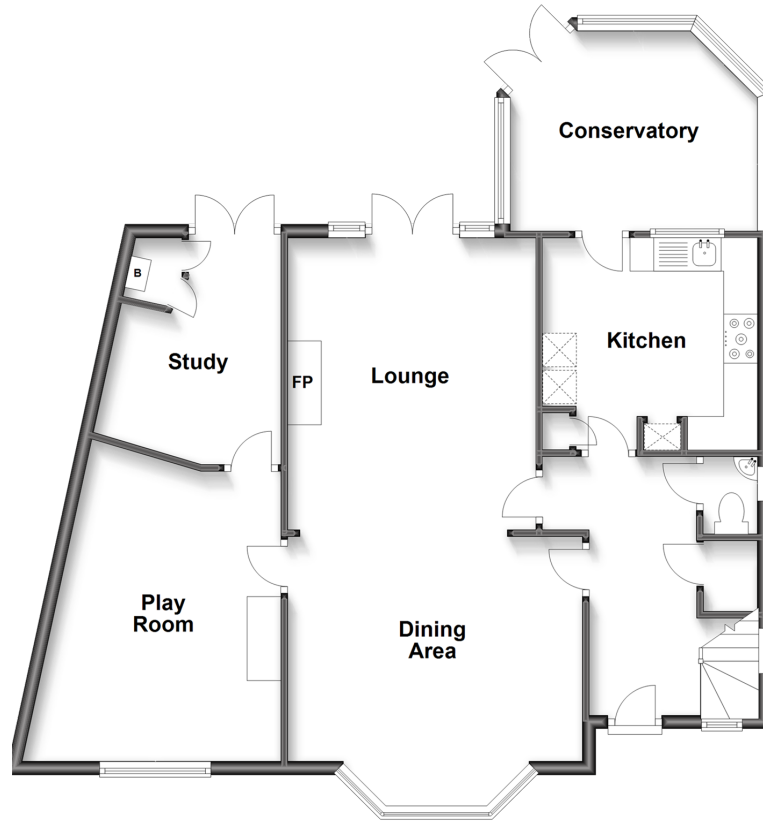
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**Newlands Road,
Woodford Green, Essex,
IG8**

 **DOUGLAS
ALLEN**
Helping you move forwards

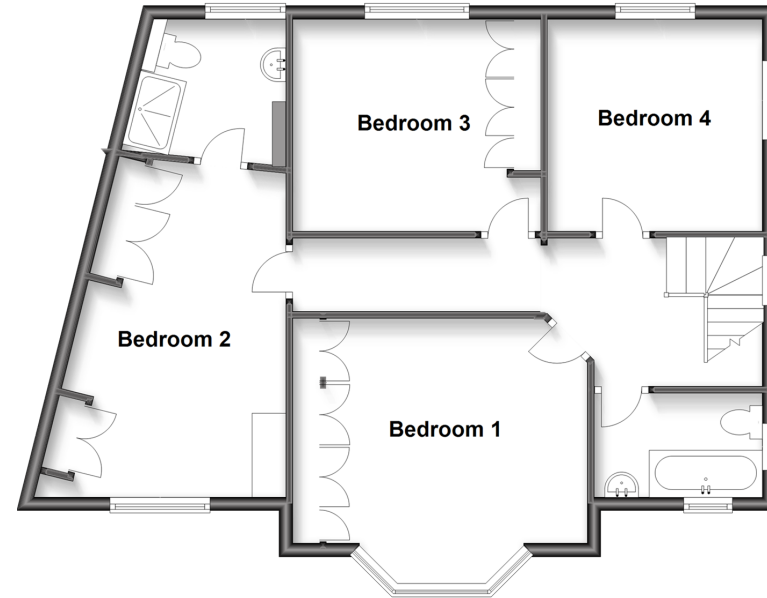
Ground Floor

Approx. 77.3 sq. metres (832.3 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'5 x 12'2 (4.40m x 3.71m)

Dining Area: 14'4 x 14'4 (4.37m x 4.37m)

Kitchen: 10'2 x 10'1 (3.10m x 3.08m)

Play Room: 15'2 x 10'3 (4.63m x 3.13m)

Study: 11'7 x 8'6 (3.53m x 2.59m)

Conservatory: 12'10 x 9'3 (3.91m x 2.82m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'4 x 14'3 (4.37m x 4.35m)

Bedroom 2: 14'4 x 14'2 (4.37m x 4.32m)

En suite

Bedroom 3: 12'3 x 10'8 (3.74m x 3.25m)

Bedroom 4: 10'5 x 10'3 (3.18m x 3.13m)

Bathroom

OUTSIDE

Driveway

Double Garage

Rear Garden



Main features

- Substantial 4 bedroom detached house
- Double storey side extension, perfect for working from home
- Within catchment of highly regarded local schools
- Local area abundant with woodland and local amenities
- Ideal for commuters with accessible links into Central London



Nearest Schools

Primary Schools: Whitehall Primary 0.7 miles, Wells Primary 0.8 miles, St John's C of E Voluntary Controlled Primary, Buckhurst Hill 1.0 miles

Secondary Schools: Bancrofts School 0.6 miles



Transport Information

Train Stations: Chingford 1.1 miles, Highams Park 2.5 miles, Walthamstow Central 3.2 miles
Underground Roding Valley 1.5 miles, Buckhurst Hill 1.6 miles, Woodford 1.7 miles



Address

Newlands Road, Woodford Green, Essex, IG8



Directions

For directions to this property please contact us.



Call Woodford Green Branch 020 8505 6343 ■ douglasallen.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

EPC RATING	CURRENT:	POTENTIAL:
	D(62)	C(77)

53600549/20240219/LA/SF