



**Price**  
**£900,000**

**Freehold**

4x  2x  2x 

**St. Albans Road,  
Woodford Green, Essex,  
IG8**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- A "STUNNING" semi-detached home
- 4 double bedrooms, one with en-suite
- Modern open-plan Kitchen with island
- Cinema room & games room/gym
- Churchfield & Trinity catchment

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 18'7 x 14'5 (5.67m x 4.40m)  
 Dining Area: 14'5 x 12'3 (4.40m x 3.74m)  
 Kitchen: 20'2 x 14'2 (6.15m x 4.32m)

### BASEMENT

Family Room: 14'8 x 12'7 (4.47m x 3.84m)  
 Cinema Room: 13'0 x 10'9 (3.97m x 3.28m) narrowing to 11'3 x 8'5 (3.43m x 2.57m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 2: 14'4 x 12'6 (4.37m x 3.81m)  
 Bedroom 3: 14'4 x 9'2 (4.37m x 2.80m)  
 En-Suite  
 Bedroom 4: 12'3 x 11'7 (3.74m x 3.53m)  
 Bathroom

### SECOND FLOOR

Landing  
 Bedroom 1: 27'5 (8.36m) x 22'2 (6.76m) narrowing to 18'1 (5.52m)  
 Open Plan Bath/Shower Suite

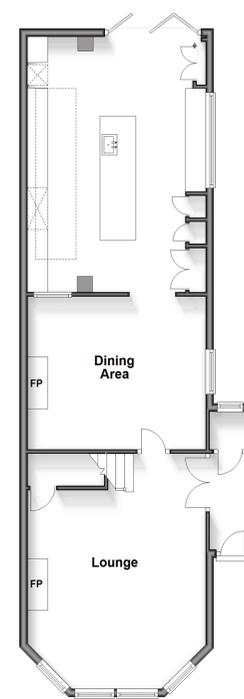
### OUTSIDE

Front and Rear Garden

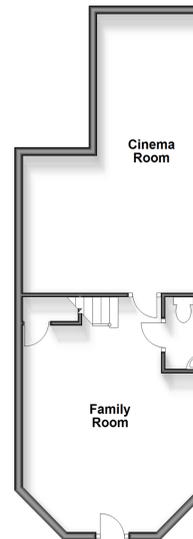
**Call Woodford Green - 020 8505 6343 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

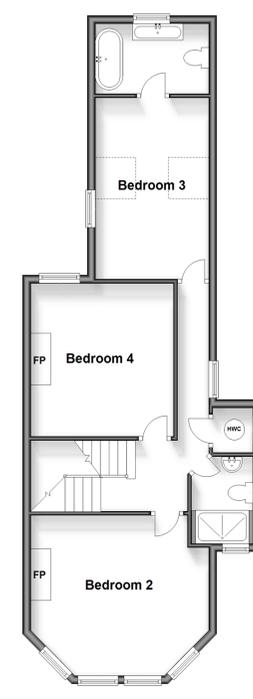
**Ground Floor**  
 Approx: 71.9 sq. metres (774.1 sq. feet)



**Basement**  
 Approx: 47.7 sq. metres (513.8 sq. feet)



**First Floor**  
 Approx: 61.8 sq. metres (665.4 sq. feet)



**Second Floor**  
 Approx: 40.7 sq. metres (438.3 sq. feet)

