



**Price**  
**£700,000**

**Freehold**

4x  2x  2x 

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

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 4 bedroom mid terrace house
- Garage to the rear
- Spacious family home
- Conservatory overlooking the garden
- Within catchment for Churchfield Infant School and Woodbridge High School

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 15'0 x 13'0 (4.58m x 3.97m)  
Dining Room: 12'0 x 11'11 (3.66m x 3.63m)  
Kitchen: 10'0 x 6'0 (3.05m x 1.83m)  
Conservatory: 16'0 x 9'0 (4.88m x 2.75m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 2: 15'0 x 11'11 (4.58m x 3.63m)  
Bedroom 3: 11'11 x 9'0 (3.63m x 2.75m)  
Bedroom 4: 9'11 x 6'10 (3.02m x 2.08m)  
Bathroom  
Separate Toilet

### SECOND FLOOR

Landing  
Bedroom 1: 15'0 x 10'0 (4.58m x 3.05m)  
En Suite Bathroom

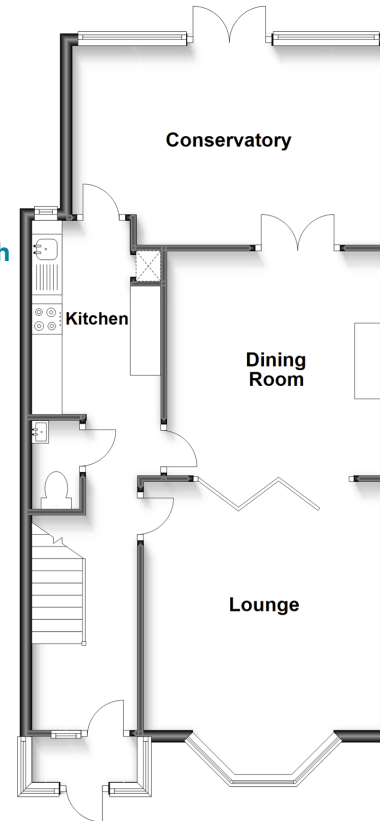
### OUTSIDE

Driveway  
Rear Garden  
Garage

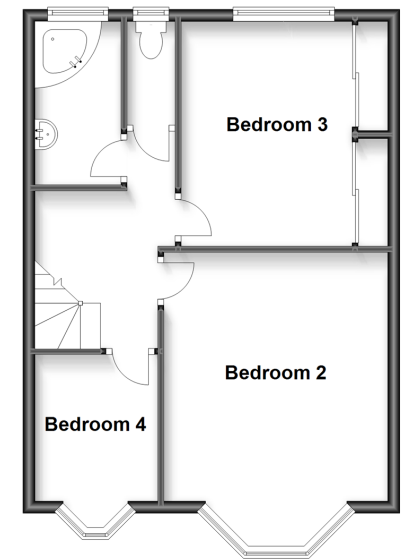
**Call Woodford Green - 020 8505 6343 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.

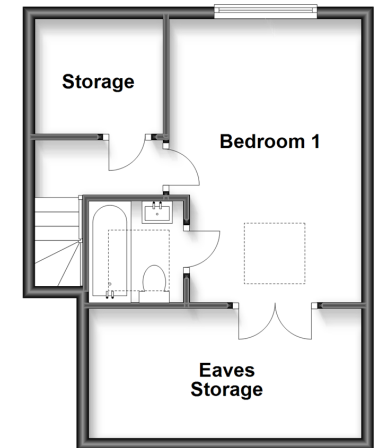
**Ground Floor**  
Approx. 65.8 sq. metres (707.8 sq. feet)



**First Floor**  
Approx. 46.5 sq. metres (500.6 sq. feet)



**Second Floor**  
Approx. 25.0 sq. metres (269.3 sq. feet)



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