



**Price**  
**£400,000**

**Leasehold**

2x  1x  1x 

**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

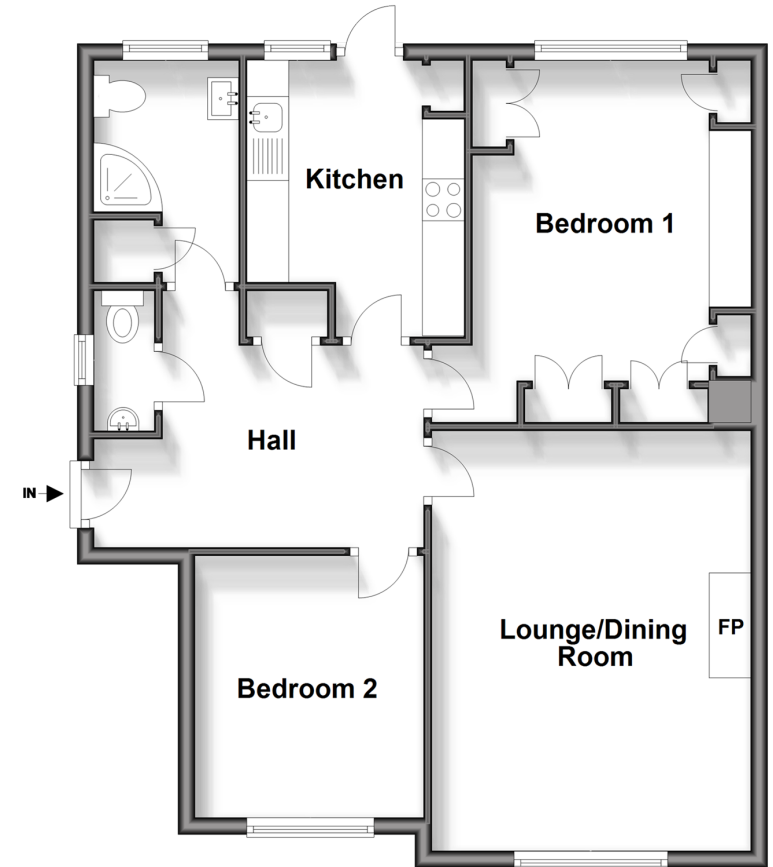
- 2 bedroom ground floor maisonette
- Off street parking and garage
- Private rear garden
- Ideally situated within a short walk to Woodford Central Line Station
- Within the catchment area of Woodbridge High School & Ray Lodge Primary School

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge: 16'2 x 12'5 (4.93m x 3.79m)
- Kitchen: 10'8 x 8'5 (3.25m x 2.57m)
- Bedroom 1: 13'7 x 10'9 (4.14m x 3.28m)
- Bedroom 2: 12'2 x 8'9 (3.71m x 2.67m)
- Bathroom
- Cloakroom
- Outside
- Off Street Parking
- Garage
- Rear Garden

**Ground Floor**  
Approx. 68.5 sq. metres (737.1 sq. feet)



**Call Woodford Green - 020 8505 6343 ■ 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.



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