



Price
£975,000

Freehold

5x  1x  3x 

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

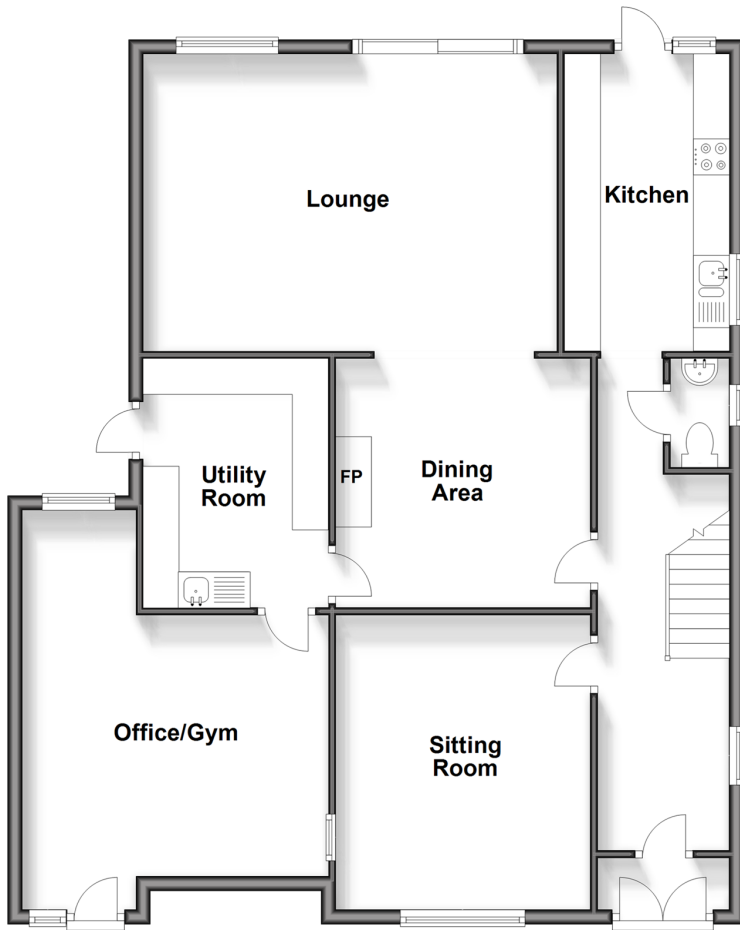
OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards

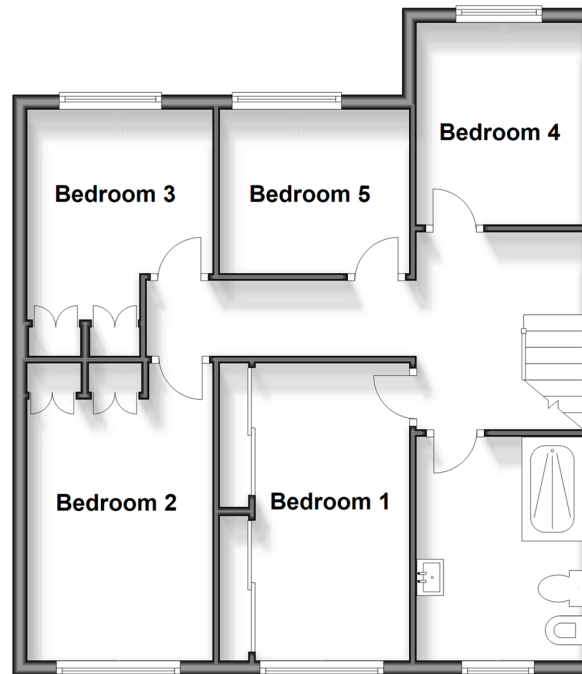
Ground Floor

Approx. 104.6 sq. metres (1125.9 sq. feet)



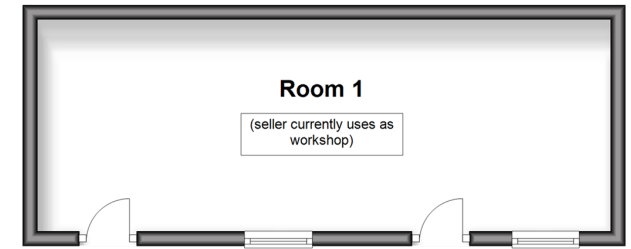
First Floor

Approx. 61.7 sq. metres (664.5 sq. feet)



Outbuilding

Approx. 23.4 sq. metres (251.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Sitting Room: 13'10 x 11'9 (4.22m x 3.58m)

Dining Area: 11'3 up to chimney breast x 10'8 (3.43m x 3.25m)

Kitchen: 13'6 x 7'11 (4.12m x 2.41m)

Lounge: 18'6 x 12'9 (5.64m x 3.89m)

Utility Room: 11'3 x 8'9 (3.43m x 2.67m)

Office/Gym: 17'10 x 14'3 (5.44m x 4.35m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 8'11 (4.22m x 2.72m)

Bedroom 2: 13'1 x 8'2 (3.99m x 2.49m)

Bedroom 3: 9'0 x 8'0 (2.75m x 2.44m)

Bedroom 4: 8'1 x 8'0 (2.47m x 2.44m)

Bedroom 5: 9'0 x 7'7 (2.75m x 2.31m)

Shower Room

OUTBUILDING

Room 1

OUTSIDE

Driveway

Rear Garden



Main features

- 5 bedroom detached house
- Office/study
- Off street parking
- Wonderful family home convenient to Woodford Station
- Lovely large garden perfect for those summer months



Nearest Schools

Primary Schools: Ray Lodge Primary 0.4 miles, Churchfields Junior School 0.4 miles, Oakdale Junior School 0.7 miles

Secondary Schools: Woodbridge High School 0.2 miles,



Transport Information

Train Stations: Highams Park 1.4 miles, Wood Street 1.9 miles, Chingford 2.2 miles

Underground Woodford 0.2 miles, South Woodford 0.8 miles, Roding Valley 1.0 miles



Address: Roding Mill Lane 5.2 miles, Bow Church 5.8 miles,

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



Directions

For directions to this property please contact us.



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



- 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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