



Guide Price

£475,000

Freehold

2x  1x  1x 

**Ray Lodge Road,
Woodford Green, Essex,
IG8**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Victorian cottage with 2 double bedrooms
- Large rear garden with a powered outbuilding
- Within close proximity to Woodford Central Line station
- Ideally situated amongst schooling and local amenities
- Being sold chain free

Accommodation

GROUND FLOOR

Lounge: 13'8 x 12'2 (4.17m x 3.71m)
 Dining Area : 12'2 x 10'6 (3.71m x 3.20m)
 Kitchen: 9'10 x 6'7 (3.00m x 2.01m)
 Utility Room : 6'7 x 6'3 (2.01m x 1.91m)
 Bathroom

FIRST FLOOR

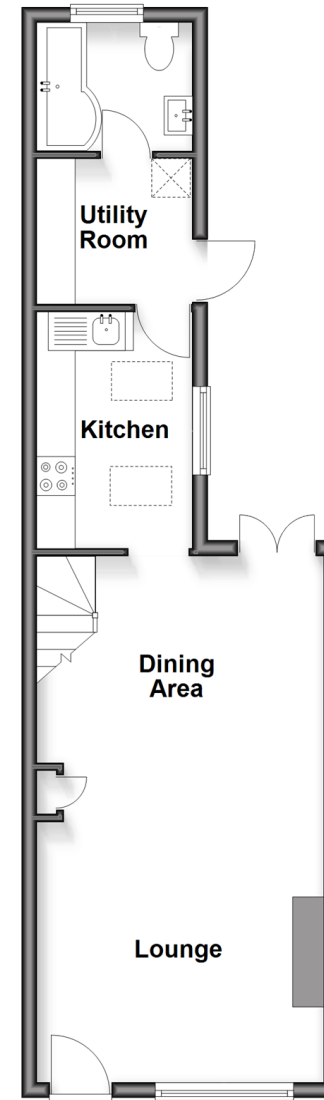
Landing
 Bedroom 1 : 12'2 x 11'6 (3.71m x 3.51m)
 Bedroom 2 : 11'2 x 9'2 (3.41m x 2.80m)

OUTSIDE

Resident Permit Parking
 Front Garden
 Rear Garden

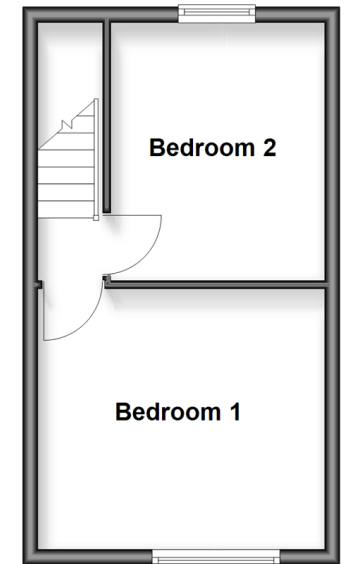
Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.9 sq. feet)



Call Woodford Green - 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 50% less, by purchasing a Lifetime Lease.



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