



**Guide Price**  
**£450,000**

**Freehold**

2x  1x  2x 

**Canfield Road,  
Woodford Green,  
Woodford Green, Essex,  
IG8**

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Victorian house with 2 double bedrooms
- Off street parking and a large rear garden
- Within close proximity of local schools and transport links
- Separate lounge and dining areas, perfect for entertaining
- Ideal first purchase

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge : 11'10 x 11'1 (3.61m x 3.38m)

Dining Area : 14'1 x 11'5 (4.30m x 3.48m)

Kitchen : 10'10 x 8'11 (3.30m x 2.72m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 14'2 x 11'5 (4.32m x 3.48m)

Bedroom 2 : 11'1 x 8'8 (3.38m x 2.64m)

Shower Room

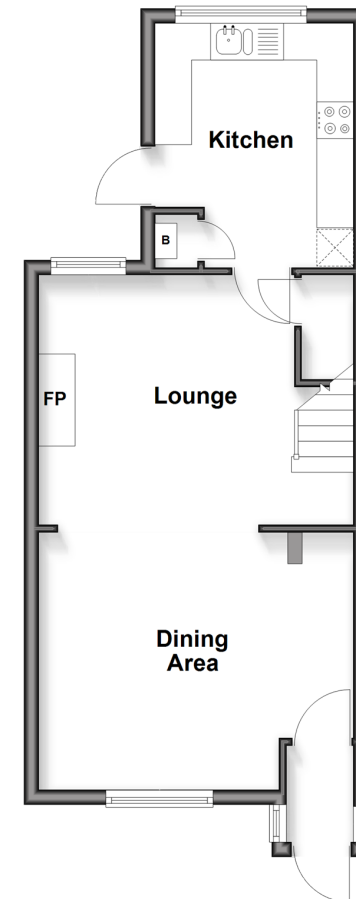
### OUTSIDE

Off Street Parking

Rear Garden

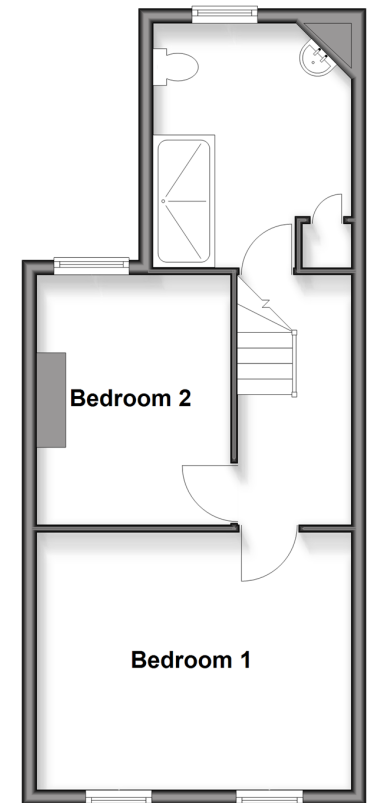
### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



### Split Level First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



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