



Mornington Road  
Woodford Green | Essex | IG8 0TL

FINE & COUNTRY



# KEY FEATURES

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Situated in a popular road close to a selection of good schools this four bedroom detached house has been completely refurbished throughout to a high standard.

When you enter the house you are welcomed by a large, bright hallway with a cloakroom and access to the rest of the ground floor. The modern kitchen has a range of integrated appliances and there is also a separate utility room to help keep the kitchen clutter free. The lounge to the rear of the house has two doors leading out the garden that also allow plenty of natural light to flood in. Bedroom one and a modern bathroom are also located on the ground floor.

Off of the first-floor landing is bedroom two and a shower room, there is also a lovely large family room that leads to two further bedrooms. The family room could also be used as study for people who work from home, a dressing room, or an extra lounge for watching TV in or quietly reading a book when the rest of the house is busy.

Outside there is off street parking and a well maintained rear garden. Ready to move into and being sold chain free this is a superb house that needs to be seen.





# SELLER INSIGHT

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“ *Mornington road is a substantial 1930's house built in the arts and crafts style. I have sympathetically improved the house over recent decades but it still retains the atmospheric feel and many period features of its era.* ”

*The house sits in a private no through road which is surrounded by the unrivalled beauty of Epping Forest and Woodford Golf Club which can be accessed just a few hundred yards from the front door.*

*Being so close to the forest is a wonderful facility to have on your doorstep together with no through traffic helps create a peaceful sanctuary that has been a privilege to enjoy.”\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





**Travel Information**

Woodford Station 1.3 miles  
 Canary Wharf 10.1 miles  
 Stansted Airport 25.3 miles

**Leisure Clubs & Facilities**

Woodford Green Cricket Club 07902829422  
 Buckhurst Hill Football Club 02085041189  
 Buckhurst Hill Rugby Club 02085040429  
 Buckhurst Hill Bowling and Tennis Club 02085040780  
 Chingford Golf Club 02085241681  
 Chingford Golf Range 02085292409  
 Chingford Golf Course 02085292085

**Entertainment**

Restaurants and pubs  
 The Broadway Meze 02085044034  
 Shish 02085041145  
 Rosso 02085051770

**Local Attractions / Landmarks**

Epping Forest

**Healthcare**

Buckhurst Way Clinic 02085040405  
 Kings Medical Centre 02085040122  
 The Holly Private Hospital 02085053311  
 Whipps Cross University Hospital 02085395522

**Education**

Primary School  
 Churchfields Junior 02085044650  
 Nightingale Primary 02089899987  
 Wells Primary 02087080500  
 Woodford Green Prep School 02085045045  
 Loyola Prep School 02085047372  
 Bancroft's Prep School 02085066751

**Secondary School**

Woodbridge High School 02085049618  
 Trinity High Catholic School 02085043419  
 Heathcote School and Science Coll 02084985110  
 Woodford County High School 02085040611  
 Braeside School 02085041133  
 Bancroft Senior School 02085054821

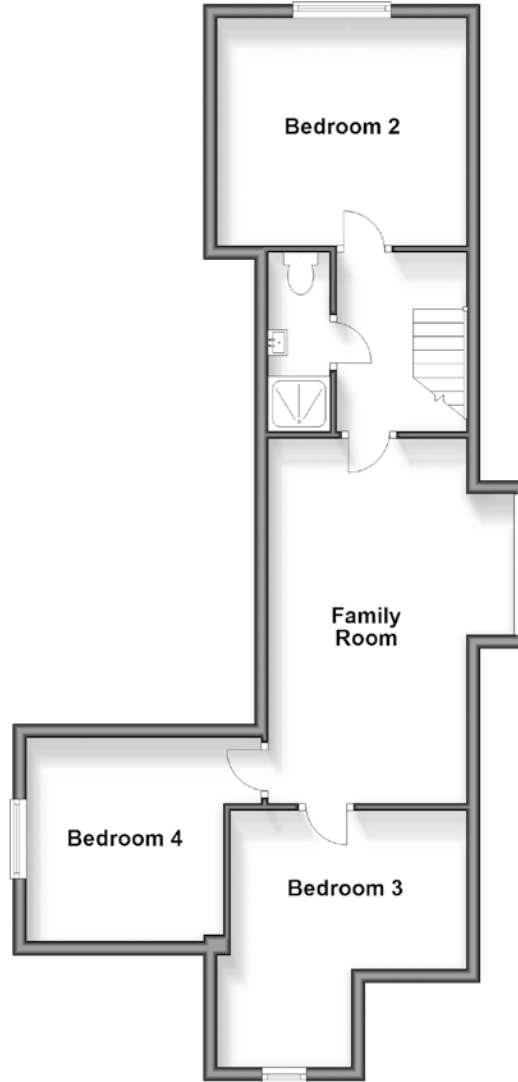
### Ground Floor

Approx. 94.7 sq. metres (1019.3 sq. feet)



### First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



#### Ground Floor

Entrance Hall  
Cloakroom  
Kitchen 18'2 x 9'4  
Utility Room 7'11 x 5'10  
Lounge 18'3 x 13'11  
Bedroom 1 14'7 x 10'5  
Bathroom

#### First Floor

Landing  
Bedroom 2 12'0 x 10'07  
Shower Room  
Family Room 17'6 x 11'10  
Bedroom 3 12'4 x 11'5  
Bedroom 4 9'7 x 9'5

#### Outside

Off Street Parking  
Rear Garden

£ 1,250,000

Council Tax Band: G

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 03.05.2024



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