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accessible
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Stoneycroft Road, Woodford Green IG8

£2,250 FOR SALE

House - Detached

3 1 2



Stoneycroft Road, Woodford Green £2,250

Description

The property is stunningly presented with three large double bedrooms with en-suite to the master, a modern three-piece family bathroom suite, a newly fitted modern open plan kitchen/diner, a sizeable reception room and a separate W/C.

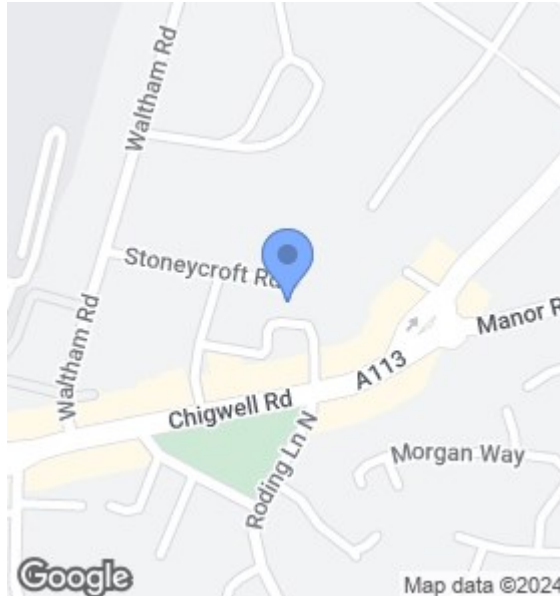
The property also benefits from newly fitted decking in the garden, two car driveway and an EPC rating of B

Located only a stones throw from Chigwell Road where you can find all local restaurants, bars and amenities.

Great transports links such as Chigwell & Woodford Underground Station moments away.

Key Features

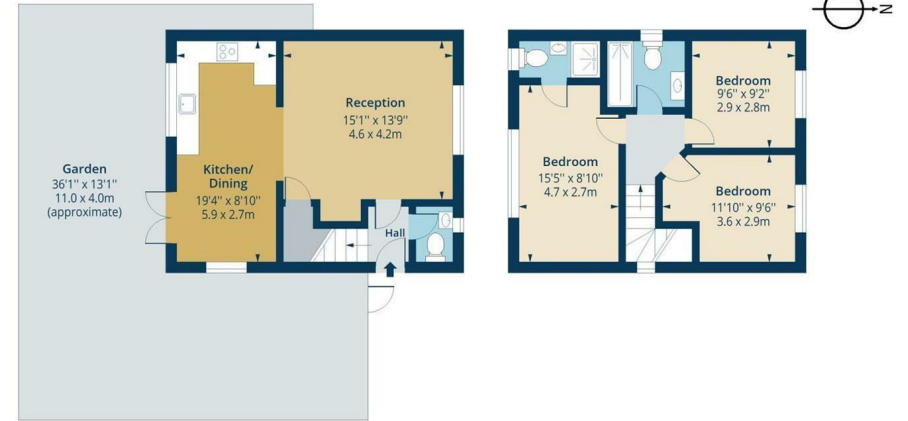
Tenure	to be confirmed
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	Redbride
Local Authority	E
Council Tax	



Floorplan

Stoneycroft Road, IG8

Approx. Gross Internal Area 968 Sq Ft - 89.93 Sq M



Ground Floor

Floor Area 484 Sq Ft - 44.96 Sq M

First Floor

Floor Area 484 Sq Ft - 44.96 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 25/4/2024

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.