

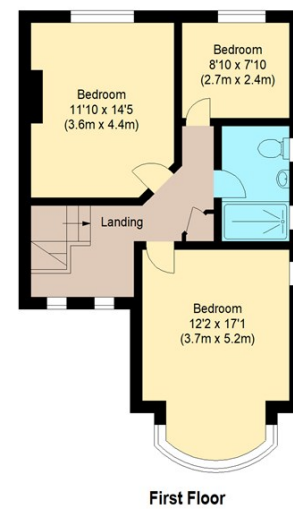
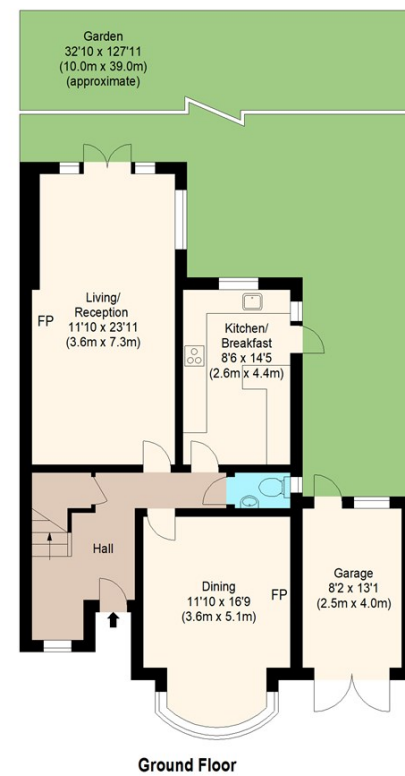
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 Charter Road, IG8
Approximate Gross Internal Floor Area : 140.53 sq m / 1513 sq ft



33 The Charter Road, Woodford Green, IG8 9RE

Offers In Excess Of £900,000

- Three bedrooms
- 1930's style
- Garage
- Potential for further development (stpp)
- Through lounge
- Semi-detached
- Beautiful mature garden
- Drive way
- Dining room
- Close to Highams Park Station

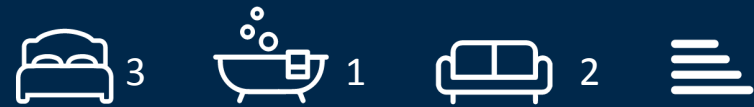


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

Date: 9/5/2024

33 The Charter Road, Woodford Green IG8 9RE

A three bedroom semi-detached 1930's family home located on the Higham's Estate with drive way, garage and beautiful mature garden that extends to over 120 feet. Close to popular schools, local shops, lake, coffee shops and restaurants.



Council Tax Band: F



Guide Price £900,000 to £950,000

This Warner built semi-detached family home is set on an elevated plot with stunning 127ft mature garden. Located on The Charter Road in the ever-popular Higham's Estate, this three-bedroom house is in easy reach of both Higham's Park Overground Station and Woodford Central Line Station.

From the kerb you are greeted with a classic 1930's style frontage, with driveway and manicured front garden. Inside is a wide entrance hallway, a large through-lounge sits adjacent to the well-appointed kitchen, and both offer access to the beautiful garden. Finishing the ground floor is a separate dining room and cloak room. The garage can be used as intended or would make a great gym/workshop.

The jewel in the crown really is the south-east garden. It is perfect for alfresco dining, entertaining and family get-togethers. There's a large patio with plenty of space for the table, chairs, and sun loungers. The rest of the garden is laid to lawn with mature shrub borders. If all that was not enough. Heading back inside and upstairs you will find three well-sized bedrooms and three-piece family bathroom. You have potential to further develop the property, both into the loft, out to the rear and side, subject to the required permissions.

The Highams Estate was built by renowned developer Sir Thomas Warner in the 1930's. The Charter is a popular road and provides the perfect balance of local amenities and leafy green areas. Among the local shops on The High Road are popular cafés and restaurants. Being located on this sought-after road you have Woodford Central Line and Highams Park stations, perfect for your daily commute. M25 & M11 junctions are also within easy reach. If it is good schools you are looking for, there is an excellent choice of outstanding private, state and grammar schools close by, including Ofsted 'outstanding' Woodford County school for girls, making this beautiful home an ideal choice for a family wanting to settle down. There are many open green spaces including Epping Forest within a short walk where the whole family can enjoy the great outdoors.

E.P.C Rating: D
Council Tax Band: G
Local Authority: Waltham Forest
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.