



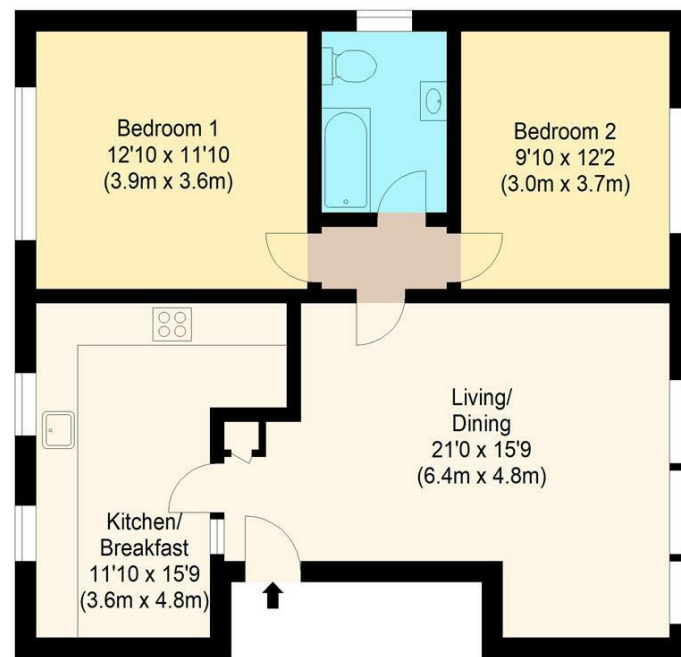
## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area: 74.51 sq m / 802 sq ft



## 17 Woodedge Close, North Chingford, London, E4 6BB

Offers Over £400,000

- Two bedrooms
- Share of freehold
- Close to station and shops
- Chain free
- Good condition
- Second floor
- Overlooks the cricket field
- Popular location
- Moments from Epping Forest
- Double glazed



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.

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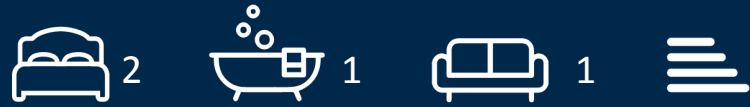
Date: 31/5/2024

## 17 Woodedge Close, London E4 6BB

A well maintained two bedroom second floor apartment located on a quiet turning in North Chingford benefitting from a share of the freehold and close to the train station and green space.

Nestled in the heart of North Chingford, this charming two-bedroom second-floor flat on Woodedge Close offers a serene and picturesque living experience, overlooking the verdant expanse of the local cricket field. The property boasts two generously sized double bedrooms, providing ample space for relaxation and restful nights. The separate kitchen is well-appointed, offering plenty of room for culinary creativity, while the living/dining area is perfect for both entertaining and unwinding after a long day.

This delightful home benefits from a share of the freehold, ensuring a sense of ownership and community. Convenience is at your doorstep, with Chingford Train Station just a five-minute stroll away, providing swift connections to central London and beyond. The vibrant local amenities, parks, and cafes of North Chingford further enhance the appeal of this exquisite flat. Whether you are looking for a peaceful retreat or a vibrant community atmosphere, this property offers the best of both worlds.



Council Tax Band: C

