



Directions

Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
The Charter Road, IG8

Approximate Gross Internal Floor Area : 135.12 sq m / 1454 sq ft (Including Garage)
Garden Room : 14.85 sq m / 160 sq ft



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.

lpaplus.com

Date: 19/8/2024



84 The Charter Road, Woodford Green, IG8 9RE

Guide Price £900,000

- Three bedroom family home
- Large garden
- Driveway and garage
- Modern garden room
- Close to Highams Park Station
- Guide Price £900,000 - £950,000
- Potential for further development (stpp)
- Excellent location
- Backs onto park
- Chain free

84 The Charter Road, Woodford Green IG8 9RE

A well presented three bedroom home located on The Charter Road in Woodford Green and backing on to The Highams Park. The property benefits from a garage, drive way, large mature garden and a garden room. Offered for sale chain free.



Council Tax Band: F



Guide Price £900,000 - £950,000

Welcome to this charming three-bedroom 1930s semi-detached family home, perfectly positioned on the sought-after Charter Road in Woodford Green. This delightful property seamlessly blends period charm with modern living, offering over 1,450 square feet of beautifully presented space.

As you arrive, you'll be greeted by a well sized driveway, ensuring convenience for the whole family. Step inside to discover a spacious and inviting interior, beginning with a large through lounge that effortlessly combines living and dining areas—perfect for both relaxing and entertaining. The ground floor also features a handy downstairs cloakroom and garage, offering ample storage or the potential for further development stpp.

One of the standout features of this home is its connection to the outdoors. The stunning rear garden, extending over 150 feet, provides a tranquil escape with its mix of lush lawn, sun-drenched patio, and beautifully maintained mature borders. Whether you're hosting a summer BBQ or enjoying a peaceful morning coffee, this garden is a true oasis.

Backing onto the historically significant Highams Park, designed by the renowned Humphry Repton, you'll enjoy the serenity and natural beauty that this unique location offers.

Situated just a short walk from Highams Park train station, this home offers excellent connectivity, with Liverpool Street just a 20-minute ride away—ideal for commuters seeking both tranquillity and convenience.

For those working from home or in need of a creative retreat, the property also boasts a high-spec, air-conditioned garden room—perfectly suited as a studio, home office, or gym.

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: E

Council Tax: Band: G - London Borough of 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.