



Highfield Road, Woodford Green

Price Range £550,000

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MILLERS
ESTATE AGENTS

**** PRICE RANGE £550,000 - £575,000 ****
SEMI DETACHED CHARACTER HOME **
THROUGH LOUNGE/DINER ** CHAIN FREE
**** BEAUTIFUL REAR GARDEN ** CLOSE TO**
WOODORD GREEN STATION ** REQUIRES
SOME UPDATING **

A charming 1930's semi-detached family home with a through lounge/dining room, conservatory, kitchen, ground floor cloakroom, three bedrooms, and a family bathroom. Driveway to the front allowing for off street parking and a wonderful rear garden. Located in a popular residential area the property is well situated for local schools and Woodford central line station.

Accommodation comprises with an entrance porch leading to an entrance hallway, a ground floor cloakroom, a spacious lounge/diner with double doors to a sunny conservatory overlooking the rear garden. Upstairs provides two double bedrooms and a single bedroom, along with a family bathroom. The property offers ample space for comfortable living with potential to extend subject to the usual planning permission.

Outside to the front has a block paved driveway allowing off street parking for one vehicle, side access leads to the rear garden which is well established with a vast array shrubs, flower and trees borders. An extensive lawn area and patio allowing an ideal area for Al Fresco dining.

Ideally located for local shops and ample green spaces, this location benefits from sought after local schools in addition to several highly regarded independent schools in and around the Woodford Green area. Woodford Green also has excellent transport links including the M25, M11, A406 and Woodford tube station.





Porch

Entrance Hall

Cloakroom

4'8 x 2'5 (1.42m x 0.74m)

Kitchen

14'9" x 7'10" (4.49m x 2.39m)

Living/ Dining Room

24'3" x 12'4" (7.38m x 3.77m)

Conservatory

12'3 x 8'7 (3.73m x 2.62m)

Landing

6'11" x 7'10" (2.11m x 2.39m)

Bedroom 1

14'0" x 10'4" (4.26m x 3.16m)

Bedroom 2

12'6" x 10'3" (3.81m x 3.13m)

Bedroom 3

8'2" x 8'2" (2.50m x 2.50m)

Bathroom

9'2 x 4'8 (2.79m x 1.42m)

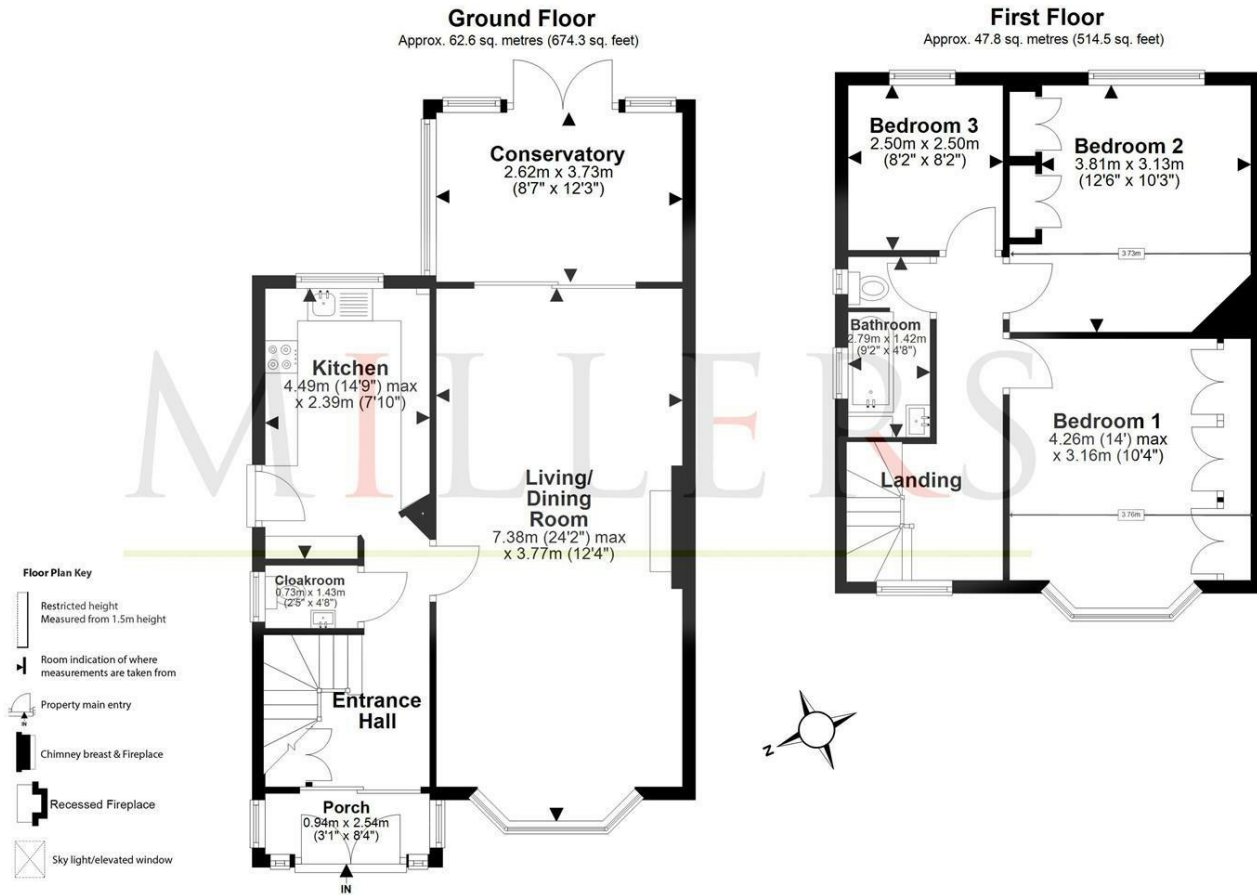
EXTERIOR

Front Garden

Block paved driveway

Rear Garden

95'@ x 24'6 (28.96m@ x 7.47m)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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