

## Directions

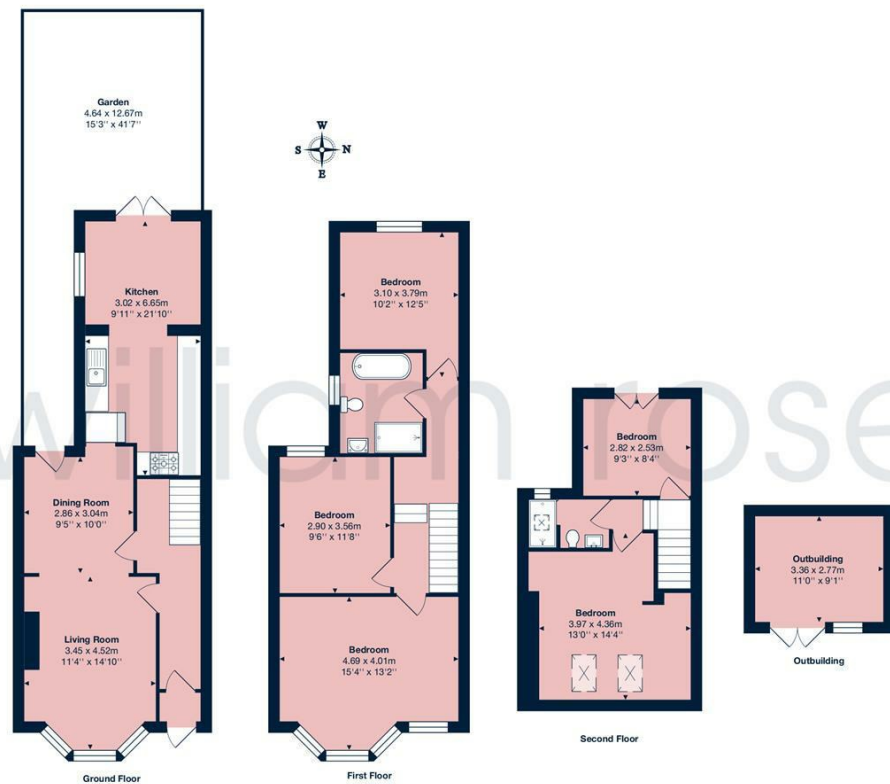
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	



Total Area: approx. 142.3 m<sup>2</sup> ... 1532 ft<sup>2</sup> (excluding garden)  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.  
 Property marketing provided by www.ftomarketing.co.uk



101 Chingford Lane, Woodford Green, IG8 9QS

Guide Price £750,000

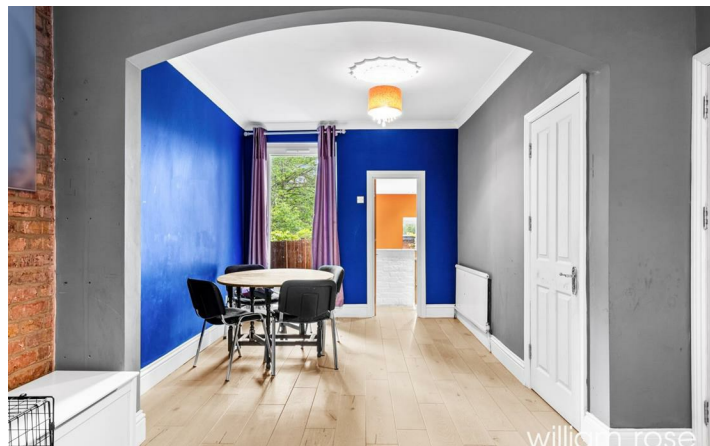
- 5 bedroom Extended Victorian house
- Good condition
- Close to Highams Park Lake
- Double bayed house
- Outbuilding
- Guide Price £750,000 - £800,000
- 2 bathrooms
- Short walk to station
- Fitted kitchen diner
- Period features

# 101 Chingford Lane, Woodford Green IG8 9QS

Located on the highly sought-after Chingford Lane in Woodford Green is this beautifully presented five-bedroom double bayed Victorian terraced family home. The property has been maintained to a good standard by the current owners and thoughtfully extended



Council Tax Band: D



Guide Price £750,000 - £800,000

The property has been extended to the rear and into the loft, creating spacious and versatile accommodation over three floors perfectly suited for modern family living. Ideally positioned within easy reach of local amenities, the property is also just a short walk from the highly regarded Woodbridge Primary School, and approximately 0.6 miles from Woodford Central Line Station, offering convenient access into the City and West End.

Upon entering the property, you are welcomed by a hallway which leads through to a spacious bay-fronted living room positioned to the front of the home, further along there is a separate dining area room which flows seamlessly into the extended kitchen to the rear, creating an excellent entertaining and family space with direct access onto the garden. The first floor offers three well-proportioned bedrooms alongside a modern family bathroom, whilst the second floor has been converted to provide two additional bedrooms together with a further shower room, making this an ideal layout for growing families.

Externally, the property benefits from a rear garden with patio area and an outbuilding, perfect for use as a home office, gym, studio, or additional storage space. To the front, the home enjoys attractive kerb appeal with a charming double bayed Victorian facade and character features throughout. Chingford Lane is one of Woodford Green's most desirable residential roads, perfectly positioned for families and commuters alike. The property is within easy reach of Highams Park, its picturesque lake and surrounding green spaces, perfect for walking, cycling and family outings. Residents can also enjoy a variety of nearby cafes, restaurants, shops and everyday amenities, whilst Epping Forest is also close by. Transport links are excellent with Woodford Central Line Station providing direct access into Central London, and the area is well known for its excellent local schooling options.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: D - Waltham Forest

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.