



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			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet) (excluding Garden)



First Floor

Approx. 33.8 sq. metres (364.0 sq. feet) (excluding Porch, Terrace)



Second Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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The Hawthorns



21 Hawthorns, Woodford Green, IG8 0RN

Guide Price £600,000

- Three Bedroom Townhouse
- Offered Chain Free
- Ground Floor WC
- Generous Garden and Rear Access
- A Short Walk to Epping Forest
- Modern Kitchen on the Ground Floor
- Off-Street Parking
- Double Glazed Windows
- Excellent Location
- Garage

21 Hawthorns, Woodford Green IG8 0RN

In the heart of Woodford Green, this charming three-bedroom townhouse offers spacious and well-balanced accommodation arranged over three floors and is presented in excellent condition throughout. The property is offered chain free, making it an ideal choice for a smooth and straightforward purchase.



Council Tax Band: E



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The ground floor welcomes you with an inviting entrance hall leading to a modern fitted kitchen positioned to the rear, with direct access to a private garden—perfect for both everyday living and entertaining.

To the rear is a beautiful private garden, excellent for relaxation and entertaining guests in the summer. Additional benefits on the ground floor include a convenient guest WC, useful storage, and an integral garage, providing excellent practicality and versatility.

On the first floor, the property boasts a generous and bright living room, creating a comfortable and stylish space to relax. The current owners have adapted part of this level as a separate dining area, which could easily be reconfigured to provide an additional bedroom if required, highlighting the flexibility of the accommodation.

The second floor comprises two well-proportioned bedrooms, both offering ample natural light and storage potential, along with a contemporary family bathroom finished to a high standard. An openable skylight on this level further enhances the space, allowing for additional light and ventilation.

FREEHOLD
EPC Rating: D
Council Tax Band: E (Redbridge)

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.