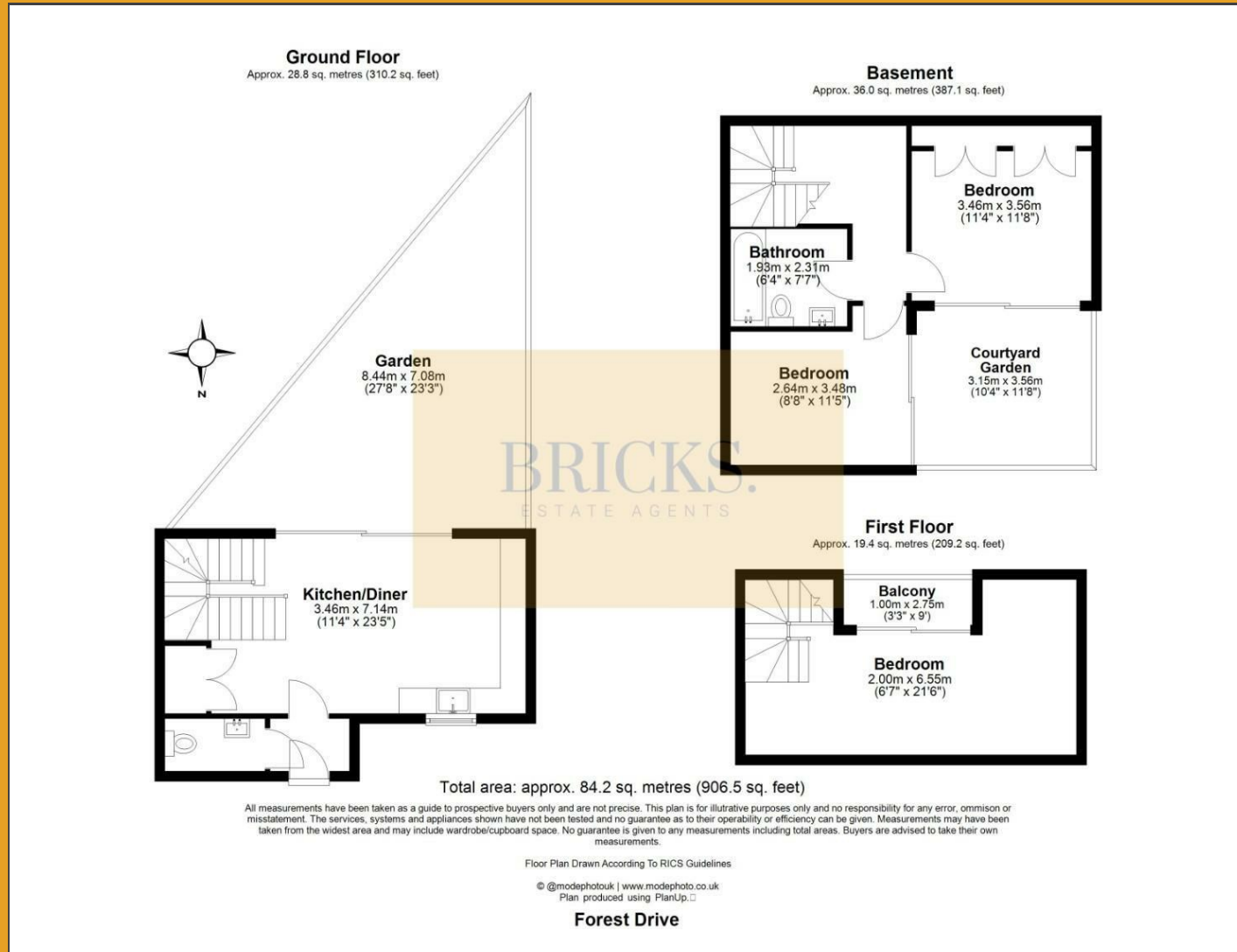


# Floor Plan

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**£650,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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	

## 45a Forest Drive, Woodford Green, IG8 9NG

Bricks Estate Agents proudly presents this exquisite and highly sought-after 2-bedroom detached townhouse, nestled on the popular Forest Drive in Woodford Green. This exceptional property, crafted by a renowned local developer with a commitment to quality over quantity, showcases high-spec finishes and architectural brilliance throughout.

# 45a Forest Drive, Woodford Green, IG8 9NG



- Guide Price \*£650,000 - £675,000\*
- Prime Location On Forest Drive, Woodford Green
- Spacious Open-Plan Kitchen Diner With Marble Finish
- Sun-Filled Living Room With Private Balcony
- Two Luxurious Master Bedroom Suites With Built-In Wardrobes
- Stunning 2-Bedroom Detached Townhouse
- High-Spec Finishes Throughout The Home
- High-End Built-In Appliances For Culinary Enthusiasts
- Low-Maintenance South-Facing Garden For Al Fresco Dining
- Unique Sunken Garden For Extra Natural Light

## Kitchen/Diner

11'4" x 23'5" (3.46m x 7.14m )

## Bedroom One

11'4" x 11'8" (3.46m x 3.56m )

## Bedroom Two

8'7" x 11'5" (2.64m x 3.48m )

## Family Bathroom

6'3" x 7'6" (1.93m x 2.31m)

## Courtyard Garden

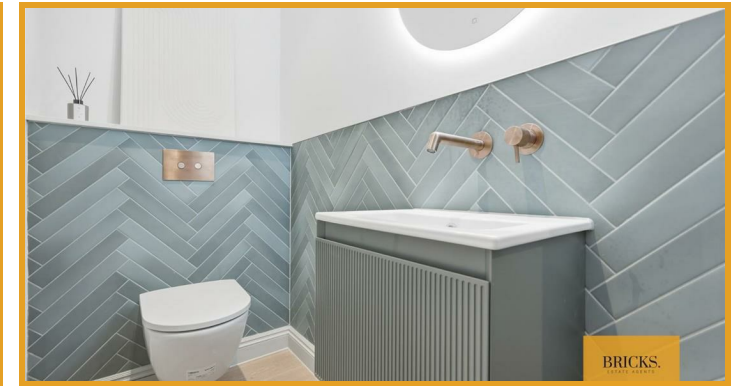
10'4" x 11'8" (3.15m x 3.56m )

## Main Bedroom

6'6" x 21'5" (2.00m x 6.55m )

## Balcony

3'3" x 9'0" (1.00m x 2.75m )



## Directions

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