

## Directions

## Viewings

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

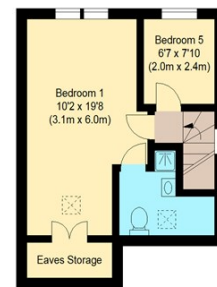
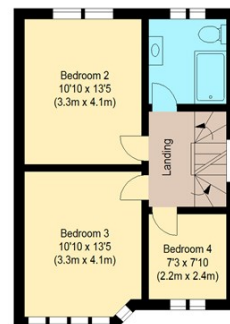
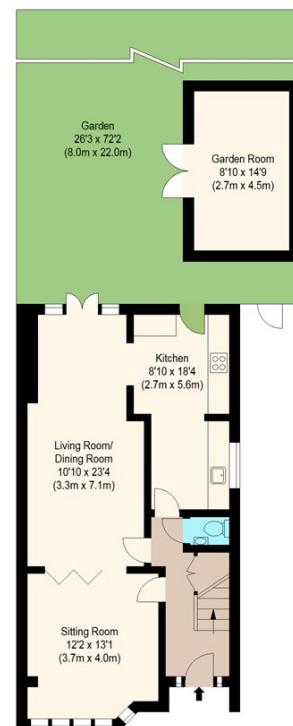
## EPC Rating

C

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

70

84



william rose  
Summit Drive, IG8

Approximate Gross Internal Floor Area : 140.10 sq m / 1508 sq ft  
Garden Room : 12.15 sq m / 131 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: 8/3/2023



## 51 Summit Drive, Woodford Green, IG8 8QW

£3,000 PCM

- Semi-detached house
- Two bathrooms & ground floor WC
- Large lounge
- Off street parking for two cars
- EPC Rating C
- Five bedrooms
- Modern fitted kitchen
- Outhouse / office room
- 12 Month minimum tenancy
- Sorry no sharers



# 51 Summit Drive, Woodford Green IG8 8QW

Nestled in the desirable area of Woodford Green, this charming semi-detached house on Summit Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,508 square feet, the property boasts five spacious bedrooms, making it an ideal family home. The layout includes a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. SORRY NO SHARERS.

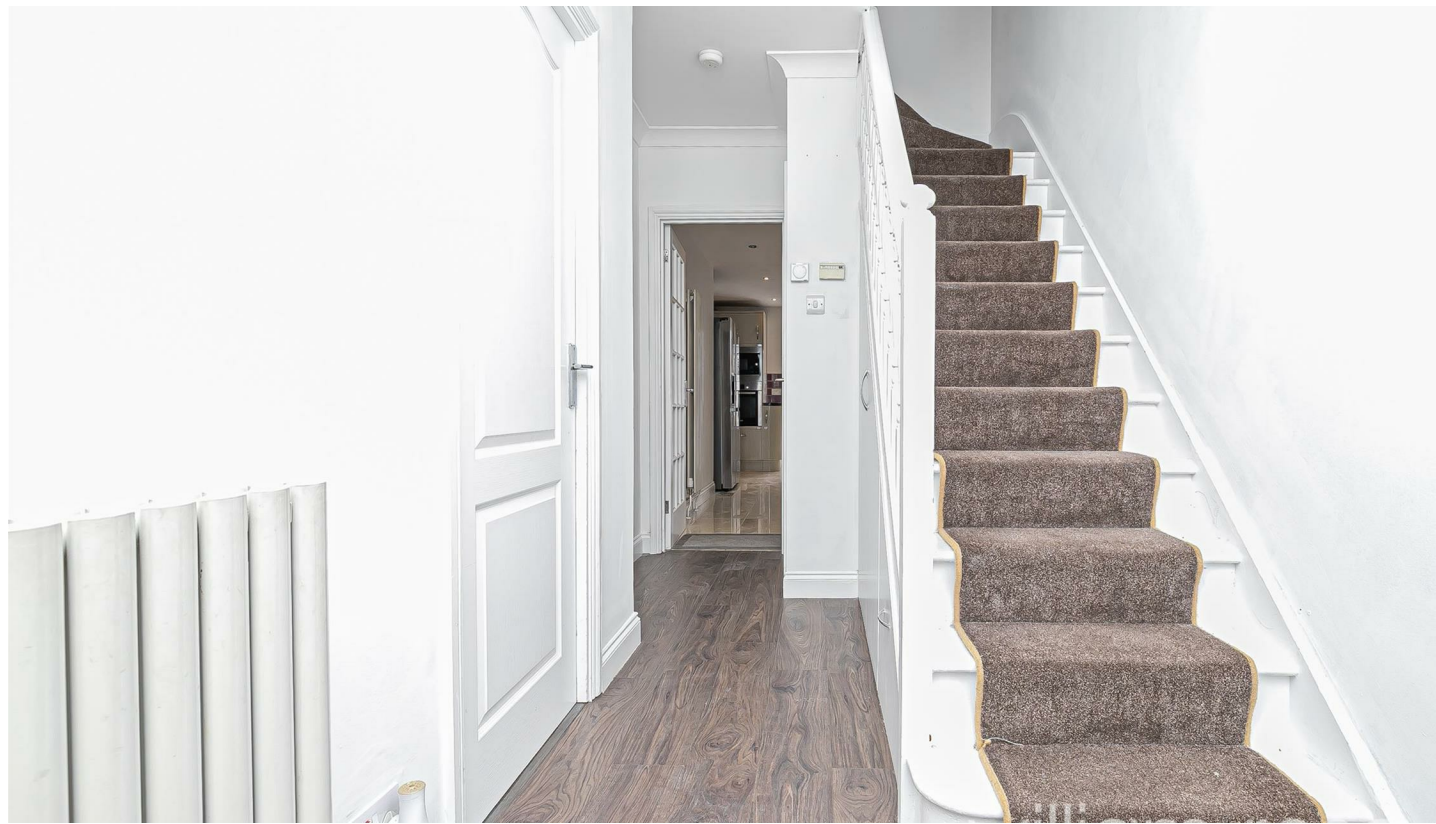
5

2

1

C

Council Tax Band: D



The house features two well-appointed bathrooms, ensuring ample facilities for the entire household. Additionally, the external summer room serves as a versatile office space, perfect for those who work from home or seek a quiet retreat for hobbies.

Parking is a breeze with off-street parking available for several vehicles, a valuable asset in this sought-after location. The surrounding area is known for its excellent amenities, including schools, parks, and local shops, making it a wonderful place to live.

This property presents a fantastic opportunity for families or professionals looking for a spacious and well-located home in Woodford Green. With its generous living space and additional features, it is sure to attract considerable interest. Do not miss the chance to make this delightful house your new home. SORRY NO SHARERS.

Redbridge Council Tax Band - D  
EPC - C  
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