

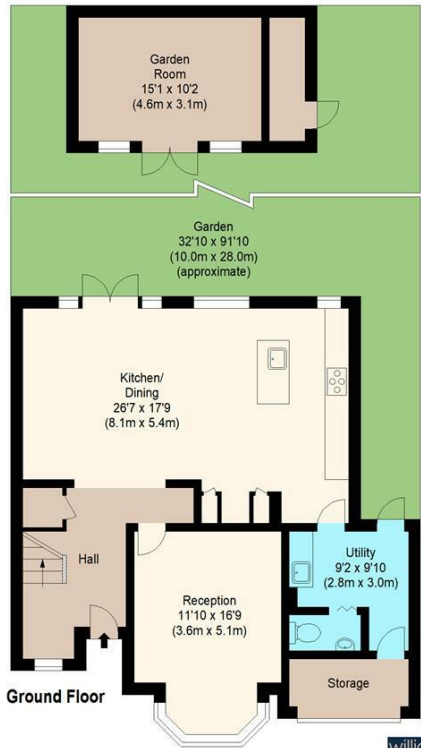
Directions

Viewings

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

EPC Rating

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		



82 The Charter Road, Woodford Green, IG8 9RE

Price Guide £1,200,000

- Four well-proportioned bedrooms
- Located on the prestigious Highams Estate in Woodford Green
- Separate bay-fronted reception room with elegant features
- Large rear garden with detached garden room – ideal for office or gym
- Close to Highams Park, Epping Forest, and local green spaces
- Beautifully renovated and extended to a high standard
- Spacious open-plan kitchen/dining room with direct garden access
- Stylish modern bathrooms and additional downstairs WC
- Practical utility room and generous storage throughout
- Excellent transport links and outstanding local schools nearby



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.

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Date: 30/6/2025



## 82 The Charter Road, Woodford Green IG8 9RE

A superbly presented four-bedroom family home situated on the sought-after Highams Estate in Woodford Green. This stylish property combines modern open-plan living with classic character and is ideally located close to Highams Park, top-rated schools, and excellent transport connections into London.



Council Tax Band: F



Situated on the highly sought-after Charter Road within the Highams Estate, this beautifully renovated and thoughtfully extended four-bedroom family home offers a rare opportunity to acquire a turn-key property in one of Woodford Green's most desirable residential enclaves.

This charming home seamlessly blends classic character with modern luxury. Behind the attractive frontage lies approximately 1,766 sq ft of elegantly appointed internal living space, finished to a high standard throughout. Every inch of the property has been designed with both style and practicality in mind, making it perfectly suited for contemporary family living.

The entrance hall welcomes you into a bright and airy space, leading to a spacious front reception room featuring a bay window and ideal for relaxed evenings or entertaining guests. To the rear, a stunning open-plan kitchen and dining area stretches over 8 metres wide and is undoubtedly the heart of the home. This expansive space is bathed in natural light and features high-spec finishes, underfloor heating, a central island, integrated appliances, and direct access to the garden via French doors – perfect for indoor-outdoor living.

A well-designed utility room and convenient downstairs WC add to the practicality of the ground floor, alongside a useful garage storage area.

Upstairs, you'll find four generously sized bedrooms, including a large principal bedroom with ample wardrobe space. The remaining bedrooms are ideal for children, guests, or as a home office, each enjoying excellent natural light and modern décor. The stylish family bathroom features contemporary fittings and a separate walk-in shower for added convenience.

To the rear, the home boasts a large private garden, complete with a detached garden room – perfect as a home office, gym, studio, or additional entertaining space. The garden is ideal for families and summer gatherings alike. Located on the tranquil and tree-lined Charter Road, this property enjoys the best of both worlds – peaceful suburban living with excellent

connectivity. The Highams Estate was built by renowned developer Sir Thomas Warner in the 1930's and is renowned for its community atmosphere and proximity to green spaces. Highams Park is just a short stroll away, offering lakeside walks, tennis courts, and a café – ideal for morning runs, weekend outings, or relaxed dog walks.

You're also within easy reach of Woodford Central Line Station and Highams Park Station (Overground), providing swift access into Central London and The City. The area is also well served by a number of highly regarded local schools, including Woodford County High School for Girls and the private Forest School.