



## **Highfield Road, Woodford Bridge, Woodford Green, Essex, IG8 8JA**

**Offers In Excess Of £575,000 Freehold**

Situated on Highfield Road in Woodford Green, this semi-detached three bedroom house offers a perfect blend of comfort and style and boasts larger than average accommodation, making it an ideal family home.

The house features three well-proportioned reception rooms providing ample space for relaxation and entertainment and has been well maintained throughout showcasing a commitment to quality and care.

Constructed in the 1930s, this home retains a sense of character while benefiting from modern conveniences such as double glazing and gas central heating.

For those with vehicles, off-road parking is available, adding to the convenience of this lovely residence. With vacant possession, you can move in without delay and start making memories in your new home.

The property is ideally situated close to local amenities within a short distance from cafes, shops and Woodford Central Line station, ensuring excellent transport links into London. Additionally, nearby bus routes and road connections to the M11 and A406.

Telephone 020 8530 4646 to arrange a viewing appointment.

## Reception Hallway

12'3" x 2'6" (3.75 x 0.78)

## Ground Floor W.C.

## Reception One

27'0" x 12'4" (8.23 x 3.78)



## Reception Two

10'5" x 9'10" (3.20 x 3.02)

## Kitchen

9'10" x 9'2" (3.00 x 2.81)

## Kitchen/Dining Area

13'7" x 7'10" (4.16 x 2.39)



## First Floor Landing Area

16'2" x 3'0" (4.93 x 0.93)

## Bedroom One

12'3" x 12'3" (3.75 x 3.75)

## Bedroom Two

12'5" x 12'3" (3.80 x 3.75)

## Bedroom Three

8'3" x 8'2" (2.52 x 2.49)

## Shower Room

8'10" x 4'8" (2.71 x 1.43)

## Rear Garden

Good Size garden with patio area, timber shed at rear and side access.

## Front Aspect

Paved for OFF ROAD PARKING



## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

