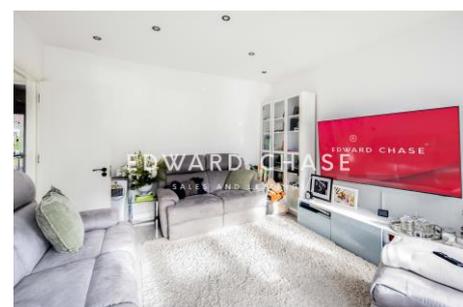




Westview Drive Woodford Green, IG8 8LX

Edward Chase is delighted to present this well-maintained three-bedroom semi-detached family home, ideally located on Westview Drive, IG8. Situated in a highly sought-after residential area, this property offers generous living space, a modern interior, and excellent access to local amenities and well-regarded schools. With bright, spacious rooms and a large private garden, this home is perfectly suited for families seeking comfort, space, and convenience. Internally, the property features a welcoming reception room with a large bay window allowing an abundance of natural light, alongside a modern open-plan kitchen/dining area complete with integrated appliances and a breakfast island—ideal for both everyday living and entertaining. The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a substantial rear garden with lawn and patio area, as well as a private driveway providing off-



- Amazing 3/4 Bedroom Semit Detached House
- Newly Refurbished Throughout
- Large Rear Garden With Storage & Side Access
- All Spacious Bedrooms
- Master Bathroom on First Floor, W/C on Ground Floor
- Property Rented Unfurnished
- Spacious Modern Kitchen Including White Goods

Monthly Rental Of £2,499

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- Three well-

- sized bedrooms
- Modern bathroom
- Ground floor w/c
- Spacious private reception room with bay window which can be used as a bedroom
- Modern open-plan kitchen with island/breakfast bar
- Large private rear garden
- Driveway providing off-street parking
- Double glazed windows
- Gas central heating
- Ample storage
- Combination boiler
- Approx. 886 sq ft of internal space
- Quiet residential location

How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited



This plan is not to scale and must be used as a general guide only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.