



Council: Redbridge | Council Tax Band: F | Floor Area: 1631.00 sq ft

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		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Forest Way, Woodford Green, IG8 0QB
Guide Price £1,200,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



Guide price £1,200,000 - £1,250,000

Set within the sought-after Monkham's Estate, Little Foxes is a beautifully maintained four-bedroom detached bungalow that has been lovingly cared for by the current owners and offers well-proportioned accommodation throughout.

To the front of the property is a spacious double reception room, providing a generous living area with plenty of room to relax and entertain. The kitchen is well connected to a separate utility area and flows naturally into the dining space, creating a practical layout for everyday family life.

The master bedroom is particularly impressive in size and benefits from a walk-in wardrobe and en-suite shower room. There are a further three bedrooms, providing plenty of flexibility for family, guests or those working from home.

The rear garden is a real feature of Little Foxes, extending to approximately 100ft in length. It has been beautifully maintained and comprises a block-paved patio, well-kept lawn and mature borders, creating a private and established outdoor space. There is also potential to extend the property, subject to the necessary planning permissions.

To the front, a carriage-style driveway provides off-street parking for multiple vehicles, with side access leading through to the rear garden.

The location is equally appealing, with Woodford Green and Buckhurst Hill's amenities and stations within easy reach. The property is also ideally positioned for a number of highly regarded state and private schools, with Bancroft School just a short walk away.

