



## **Cottage Walk, Woodford Green, Essex, IG8 8NA**

**£500,000 Freehold**

Unique style 3-bedroom, 3-bathroom house with over 1,500 sq. ft. living space, gated parking, and stunning views. The property is situated near Woodford Bridge Parade with easy access to shops, major roads and transportation links including Woodford's Central Line station, local school and Claybury Park.

This spacious freehold property offers a modern kitchen equipped with high-quality appliances, open-plan living area with access to a south-facing garden. The ground floor includes a shower room and a double bedroom.

Upstairs, the primary bedroom boasts a walk-in wardrobe and en-suite bathroom, another double bedroom with en-suite shower room. A utility room adds convenience.

Please note the vendor is offering free Legals to any buyer.

Don't miss out on this opportunity with no chain!

TELEPHONE OR EMAIL TO ARRANGE A VIEWING

### Reception Hall

19'2" x 3'3" (5.85 x 1.01)

### Open-Plan Living/Kitchen

27'0" x 15'11" (8.25 x 4.86)

### Shower Room

6'0" x 4'11" (1.83 x 1.52)

### Bedroom One

12'0" x 11'11" (3.67 x 3.64)

### First Floor Landing Area

11'8" x 4'0" (3.57 x 1.24)

### Bedroom Two

16'11" x 13'1" (5.16 x 4.00)

### En-Suite Bathroom

5'6" x 4'11" (1.69 x 1.52)

### Bedroom Three

21'5" x 16'11" (6.53 x 5.16)

### En-Suite Bathroom

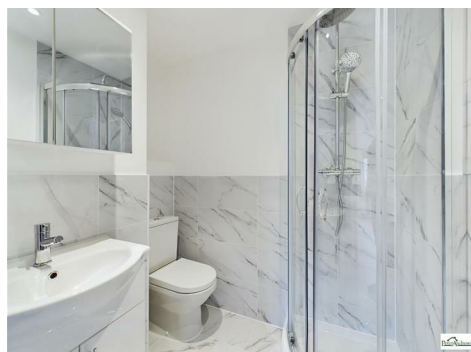
6'5" x 5'6" (1.97 x 1.68)

### Utility Room

### 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			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1452.39 ft<sup>2</sup>  
134.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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