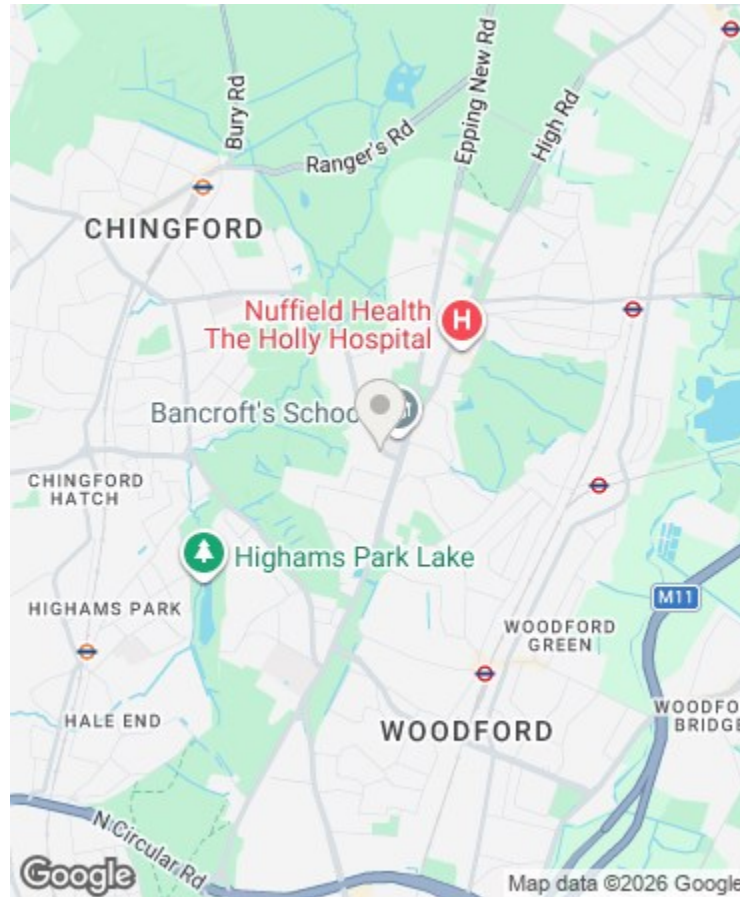




Directions

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) 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	



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Whitehall Road



189 Whitehall Road, Woodford Green, IG8 0RH

Guide Price £750,000

- Guide Price £750,000 - £800,000
- New build
- Gated
- EV Charging point
- Ventilation MVHR system
- 3/4 bedroom house
- 10 year structural warranty
- Finished to a high standard
- Close to Bancroft school
- Close to stations

189 Whitehall Road, Woodford Green IG8 0RH

RARELY AVAILABLE. Tucked away behind secure electric gates and set back from Whitehall Road, this exceptional newly built 3/4 bedroom semi-detached home is one of just two bespoke residences within an exclusive private development. Finished to an outstanding specification throughout, this contemporary home offers luxurious living, privacy, and a truly unique opportunity to acquire a high-quality home in one of Woodford Green's most desirable locations.



Council Tax Band: New Build



Designed with modern family living in mind and finished to an exceptional specification throughout, this stunning new home presents a rare opportunity to acquire a luxury property within one of Woodford Green's most sought-after locations. The property also benefits from the added peace of mind of an ICW 10-Year Structural Warranty.

The heart of the home is the impressive open-plan kitchen, dining and living area, creating a superb space for both everyday family life and entertaining. Flooded with natural light, this contemporary space opens directly onto the private rear garden through large glazed doors, seamlessly blending indoor and outdoor living. The bespoke kitchen is fitted with high-quality cabinetry, integrated appliances and stylish worktops. A welcoming entrance hall, ground floor cloakroom and useful storage complete the ground floor.

The first floor offers three generous double bedrooms, including a superb principal suite with a luxurious en-suite shower room. A beautifully finished family bathroom serves the remaining bedrooms, while a versatile additional room provides the flexibility to be used as a fourth bedroom, home office, nursery or dressing room.

Externally, the property enjoys a private landscaped rear garden with side access and a driveway providing off-street parking for several vehicles. An electric vehicle charging point is installed, while the exclusive development is accessed via secure electric gates with a video entry system, providing both privacy and security.

Built with energy efficiency at its core, the home features underfloor heating, photovoltaic (PV) solar panels and a Mechanical Ventilation with Heat Recovery (MVHR) system, ensuring excellent comfort, improved air quality and reduced running costs.

Whitehall Road is one of Woodford Green's most desirable addresses, perfectly positioned for both families and commuters. Woodford and Buckhurst Hill Central Line stations, together with Chingford Overground Station, provide excellent transport links into the City, Canary Wharf and the West End. The area offers an excellent selection of boutique

shops, cafés, restaurants and supermarkets, alongside highly regarded state and independent schools, including the prestigious Bancroft's School. For those who enjoy the outdoors, the vast open spaces of Epping Forest and Knighton Woods are just moments away, offering beautiful woodland walks, cycling routes and recreational facilities.

Property Information / Disclaimer

DISCLAIMER Some images have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.

FREEHOLD

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.