



## Directions

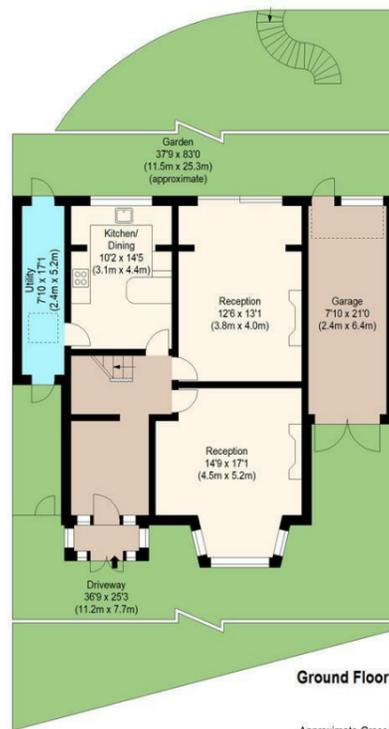
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 3 Firs Walk, Woodford Green, IG8 0TD

Offers Over £900,000

- Three bedroom linked-detached
- Backing onto picturesque Duck Pond
- Two reception rooms
- Spacious kitchen & Utility room
- Walking distance to amenities & schools
- Prestigious Firs Walk location
- South-facing garden
- Garage & Off-street parking
- Modern shower room & separate cloakroom
- Close to Epping forest & Open spaces



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 13/6/2025

## 3 Firs Walk, Woodford Green IG8 0TD

Situated on one of Woodford Green's most desirable roads, this beautiful three-bedroom detached residence ticks all the boxes for exceptional family living. Nestled on a wide, prominent plot along the peaceful Firs Walk, the home enjoys convenient access to Woodford Central Line Station, making commuting a breeze. The location also benefits from proximity to sought-after local schools, Higham's Park, Woodford High Road, Epping Forest, and a range of local shops and amenities.



Council Tax Band: G



The property stands out with its picturesque setting, boasting a south-facing rear garden that backs directly onto a serene duck pond. This tranquil view offers a rare opportunity to enjoy peaceful moments and observe local wildlife, creating a countryside feel within the suburbs. Perfect for sunny afternoons and calm evenings, this garden is a standout feature rarely available. Inside, the home has been well cared for and truly loved. The ground floor includes a porch opening into a welcoming reception hall, two generous reception rooms (including one with direct garden access) and a kitchen leading to a utility room. A connecting garage adds further practicality and storage options. Upstairs, the home continues to impress with a bright and airy landing leading to three well-proportioned bedrooms served by a family bathroom and separate W.C. The property has huge potential to extend (subject to the correct planning permission) ideal for growing families. Further enhancing the property's appeal is the paved off-street parking to the front.

Located on the exclusive Firs Walk, this desirable home enjoys a peaceful, private setting within easy reach of Woodford High Road's excellent selection of shops, cafés, and restaurants. The area is renowned for its outstanding schooling options, including Woodford County High School and Bancroft's, making it a popular choice for families. Residents also benefit from proximity to beautiful open spaces such as Epping Forest offering a perfect balance of village charm and accessibility to Central London.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: E

Council Tax Band: G (Redbridge)

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.