

## Directions

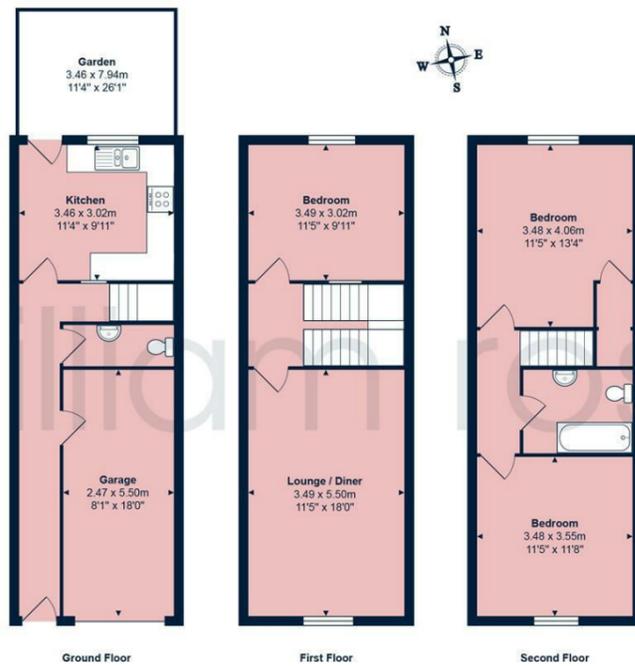
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	



## 122B Snakes Lane East, Woodford Green, IG8 7HY

Offers Over £485,000

- Guide price £485,000 - £550,000
- Ground floor WC
- Kitchen with direct access to the rear garden
- Flexible three-storey layout
- Short distance to Woodford Underground Station (Central Line)
- CHAIN FREE
- Integral garage providing storage, parking or conversion potential (STPP)
- Three well-proportioned double bedrooms
- Set back from the high road
- Located close to local shops, cafés, Ray Park, schools and Epping Forest

# 122B Snakes Lane East, Woodford Green IG8 7HY

Set in a highly convenient pocket of Woodford Green, this well-proportioned three-bedroom townhouse offers flexible accommodation arranged over three floors, making it an ideal home for families, first-time buyers seeking extra space, or those looking for a property with the potential to further personalise.



Council Tax Band: D



The ground floor features a bright kitchen overlooking the rear garden, offering ample worktop and storage space, with direct access outside. This level also benefits from a convenient downstairs WC and internal access to the spacious integral garage, providing excellent storage or the opportunity for conversion (subject to planning).

On the first floor, you'll find a generous lounge/diner, measuring over 18 ft in length, filled with natural light and providing a superb space for relaxing or entertaining. A well-sized double bedroom is also located on this level.

The top floor hosts two further double bedrooms—both beautifully proportioned—with the larger offering over 13 ft of space. A family bathroom completes this level, making the layout practical and comfortable for modern living.

Externally, the property benefits from a private rear garden, ideal for families and those seeking a quiet outdoor retreat.

With spacious rooms, versatile living areas and scope to add value, this townhouse is a fantastic opportunity in a desirable location.

Woodford Green is one of the most sought-after residential areas in the borough, known for its strong community feel, leafy surroundings and superb transport links. The property is ideally placed for Woodford Underground Station (Central Line), offering easy access into London Liverpool Street, Stratford, and the West End.

A wide selection of shops, cafés, restaurants and local amenities can be found on nearby Woodford Broadway and Snakes Lane, while excellent schools—both primary and secondary—add to the area's family appeal.

Nature lovers will appreciate being close to Ray Park, and several green open spaces, ideal for weekend walks, cycling, and outdoor activities.

Offering convenience, connectivity and a quiet residential setting, this location perfectly balances suburban living with fast access to central London.

[Property Information / Disclaimer](#)

FREEHOLD

EPC Rating: C

Council Tax Band: D

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.