



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

## Ground Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



## 7 Croft Lodge Close, Woodford Green, IG8 0DU

## Offers In Excess Of £375,000

- 2 bedrooms
- Close to station
- Storage unit
- Double bedrooms
- Modern bathroom
- Excellent condition
- Modern kitchen
- Ideally located
- Access to outside area
- Entry phone entry

## 7 Croft Lodge Close, Woodford Green IG8 0DU

This large two double bedroom ground floor flat is located in a quiet cul-de-sac close to Woodford Broadway shops and Woodford station. There is a modern kitchen with access to an outside area and a modern bathroom along with the property having recordation works.



Council Tax Band: C



The property itself is located on popular Snake Lane West and offers bright and spacious accommodation throughout. The accommodation comprises of an entrance hallway, lounge, fitted kitchen, two double bedrooms, a bathroom with a bath and shower cubical.

The property benefits from being sold chain free and storage unit.

If transport links to London are important, Woodford Central Line Station is a short walk away; giving access to the City of London and to the Elizabeth Line at Stratford.. Road links are also excellent with M25 & M11 junctions within easy reach.

Woodford Green is a very leafy and green residential area with the added benefit of being close to Epping Forest, Knighton Wood & Lake which are popular locations for enjoying a scenic walk, run or bike ride.

If you want to grab a coffee-to-go, there are a selection of splendid cafes and patisseries on your doorstep along The High Road and The Broadway - a parade of shops that includes restaurants, an organic and vegan-friendly deli, and other amenities.

We find a lot of people move to Woodford for its stunning green spaces and outstanding schools. Just to name a few private and state schools close by are Avon House Preparatory School, Wells Primary School, Woodford Prep and Bancroft's.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 87 years remaining

Service Charge: £1500 tbc

Ground Rent: £10 pa

EPC Rating: C

Council Tax Band: Redbridge- band C

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.