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EST 1976



170

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170 Roding Lane North  
Woodford Green, IG8 8LJ  
Price £510,000

## 170 Roding Lane North, Woodford Green, IG8 8LJ

Offered to the market with NO ONWARD CHAIN, this extended three-bedroom semi-detached family home presents an excellent opportunity for buyers seeking a property with both immediate living space and future potential. Occupying a sought-after position on Roding Lane North, the property benefits from a rear extension, shared driveway leading to a detached garage, and further scope for extension, redevelopment and modernisation (subject to the usual planning consents). Ideally located within easy reach of highly regarded local schools, a variety of shopping facilities, restaurants and everyday amenities, the property also offers excellent road links via the A406, M11 and M25, making it an ideal choice for commuters and growing families alike. Early viewing is highly recommended to appreciate the accommodation, location and potential on offer.

### ENTRANCE PORCH

Double glazed entrance door with leaded light style fixed sidelights and fanlights over. Entrance door with coloured leaded light insert, fixed sidelights and obscure fanlights over.

### ENTRANCE HALL 12'5 x 6'8 max (3.78m x 2.03m max)

Coloured leaded light window to flank, double radiator, laminated wood strip flooring, stairs to first floor, storage cupboard under stairs, doors to:

### RECEPTION ONE 13' in to bay x 11'4 (3.96m in to bay x 3.45m)

Five light double glazed bay with leaded light style fanlights over, radiator, laminated wood strip flooring, sliding double glazed door with fixed sidelight leading to kitchen/diner.

### RECEPTION TWO 12'7 x 10'4 (3.84m x 3.15m)

Wood strip flooring, double radiator, coved cornice, double glazed sliding door with fixed sidelight leading to dining room.

### KITCHEN 9'4 x 6'8 (2.84m x 2.03m)

Wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, double glazed window with leaded light style fanlights over, tiled floor, tiled walls, plumbing for washing machine.

### EXTENDED DINING ROOM 17'2 x 8'9 (5.23m x 2.67m)

Wall mounted boiler, wood panelled walls, double glazed window with fanlight over, two double radiators, double glazed door to rear garden.

### FIRST FLOOR LANDING

Coloured leaded light obscure glazed two light window, access to loft.

### BEDROOM ONE 14'6 into bay x 10'5 (4.42m into bay x 3.18m)

Five light double glazed bay with leaded light style fanlights over, double radiator, fitted wardrobes to one wall.

### BEDROOM TWO 11'5 x 9'9 (3.48m x 2.97m)

Two light double glazed window with leaded light style fanlights over, radiator.

### BEDROOM THREE 8'7 x 7' (2.62m x 2.13m)

Fitted wardrobes with overhead storage, radiator, two light double glazed window with leaded light style fanlights over.

### BATHROOM 6'7 x 4'8 (2.01m x 1.42m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, pedestal wash hand basin with mixer tap, upright heated towel rail, tiled walls, obscure double glazed window with fanlight over, laminated wood strip flooring, obscure double glazed window.

### SEPARATE WC 3'8 x 2'4 (1.12m x 0.71m)

Laminated wood strip flooring, low level wc, obscure double glazed window, tiled walls.

### REAR GARDEN

Paved patio area, outside light, lawn, mature shrubs.

### FRONT GARDEN

Paved pathway leading to entrance, lawn area, mature shrub. Shared drive leading to garage.

### DETACHED GARAGE 21'8 x 10'9 (6.60m x 3.28m)

Window, personal door, power and lighting.

### COUNCIL TAX

London Borough of Redbridge - Band E

### AGENTS NOTE

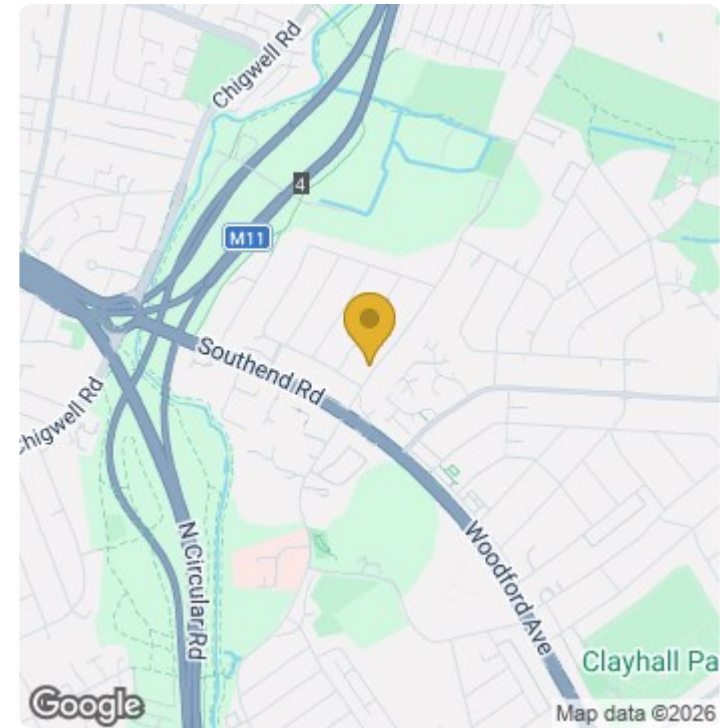
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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