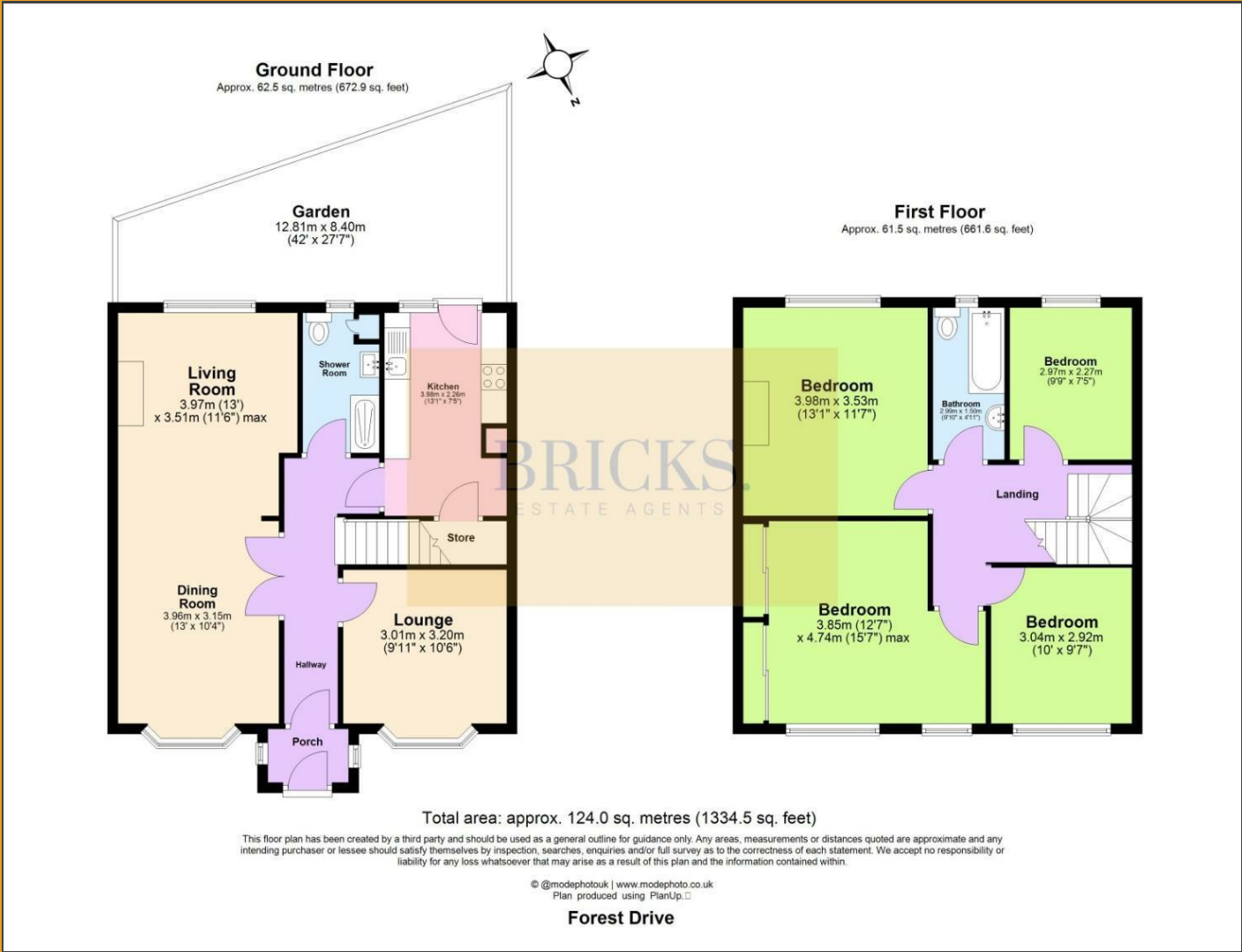


Floor Plan

BRICKS.
ESTATE AGENTS



45 Forest Drive,
Woodford Green, IG8 9NG

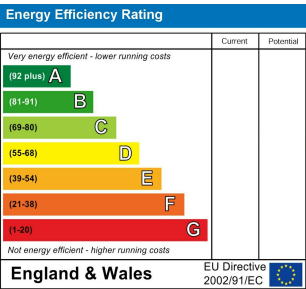
Bricks Estate Agents proudly presents this elegant four-bedroom family home, perfectly tucked away on one of Woodford Green's most peaceful and sought-after streets. Offering approximately 1,292 sq ft of beautifully balanced living space and with Epping Forest as your picturesque backdrop, this residence blends character, comfort and potential in equal measure, a home that will grow gracefully with you.

£800,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

- 0203 634 9998
- hello@bricksestateagents.co.uk
- 186 Queens Road, Buckhurst Hill, Essex, IG9 5BD



45 Forest Drive, Woodford Green, IG8 9NG



- Guide Price £800,000 - £825,000 F/H
- Approximately 1,292 Sq Ft Of Bright, Well-Proportioned Living Space
- Thoughtfully Designed Kitchen Connecting Indoor And Outdoor Living
- Private Rear Garden Opening Directly Onto The Beautiful Epping Forest
- Moments From Woodford, South Woodford, And Highams Park Stations

Dining Room
12'11" x 10'4" (3.96m x 3.15m)

Lounge
9'10" x 10'5" (3.01m x 3.20m)

Living Room
13'0" x 11'6" (3.97m x 3.51m)

Kitchen
13'0" x 7'4" (3.98m x 2.26m)

Garden
42'0" x 27'6" (12.81m x 8.40m)

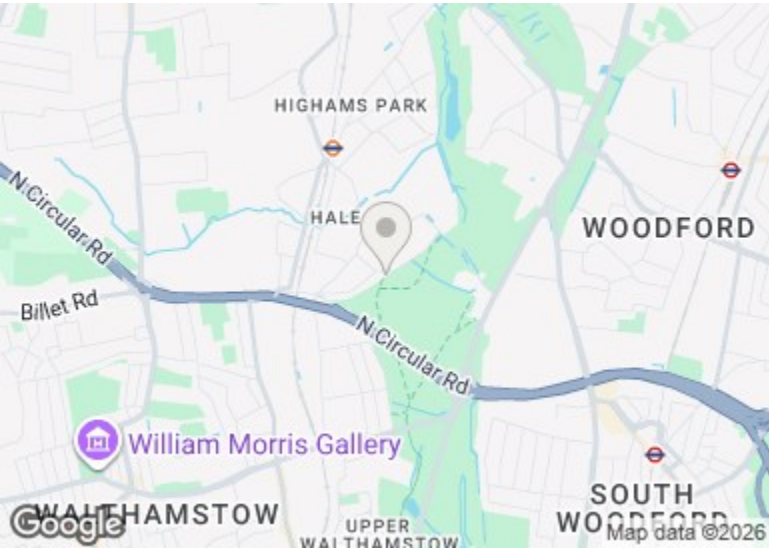
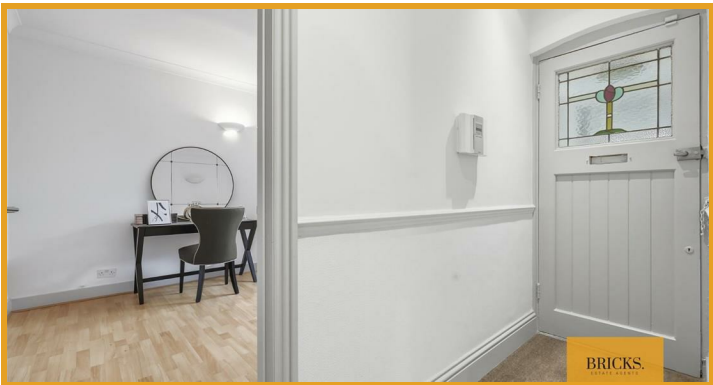
Bedroom One
12'7" x 15'6" (3.85m x 4.74m)

Bedroom Two
13'0" x 11'6" (3.98m x 3.53m)

- Elegant Four-Bedroom Family Home In A Peaceful Woodford Green Location
- Generous Through Lounge With Leafy Views And Seamless Flow To Garden
- Four Spacious Bedrooms Offering Flexibility For Family Or Home Office Use
- Exceptional Potential To Extend Into The Loft (STP) For A Fifth Bedroom
- Close To Renowned Schools, Independent Shops, And Local Dining Spots

Bedroom Three
9'11" x 9'6" (3.04m x 2.92m)

Bedroom Four
9'8" x 7'5" (2.97m x 2.27m)



Directions

BRICKS.
ESTATE AGENTS