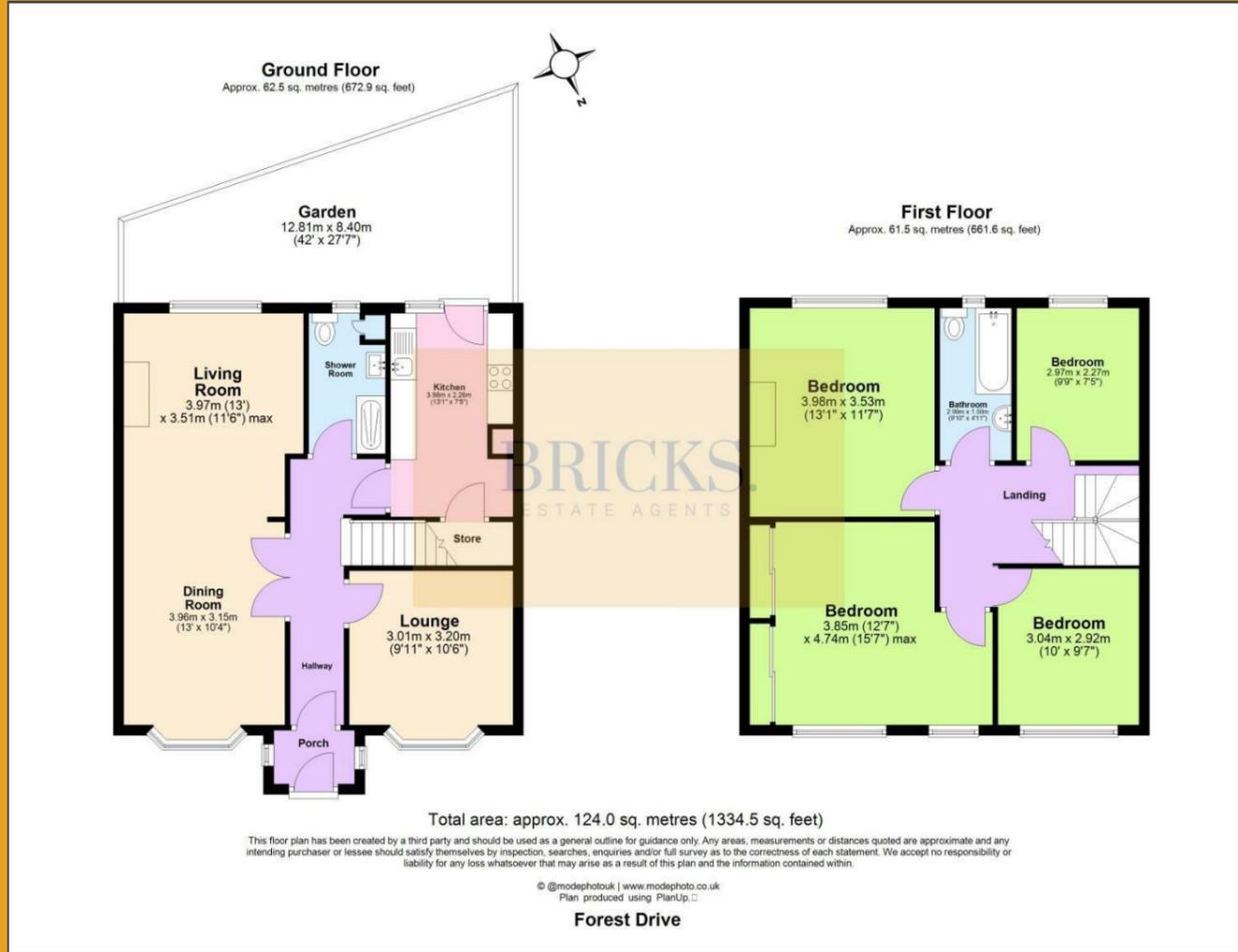


# Floor Plan

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**£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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Contact Us

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

## 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.

# 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

- 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

## 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

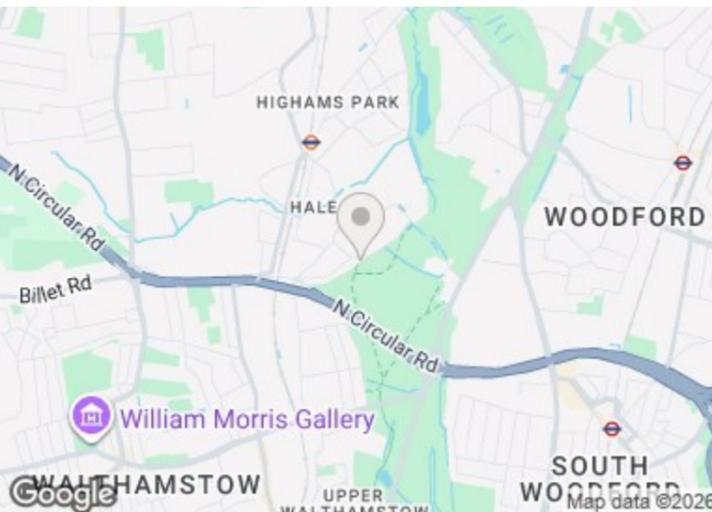
13'0" x 11'6" (3.98m x 3.53m )

## 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

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