



Mayfair Gardens, Woodford Green, IG8 9AB

Offers In Excess Of £800,000 Freehold

Situated in the peaceful and sought after Mayfair Gardens, Woodford Green, this spacious four bedroom semi-detached house offers an exciting opportunity to create a fantastic family home.

One of the properties most appealing features is a large mature and secluded rear garden which provides an excellent space for entertaining, relaxing and family activities. The rear reception room, currently used as a day room, has wonderful views over the garden and summer house.

The double glazed accommodation is well proportioned throughout and comprises four bedrooms, kitchen, family bathroom and separate toilet. The property has a garage and drive with potential for off street parking for two vehicles.

Located in a cul-de-sac this property is ideally situated for schools, every day amenities and transport connections. Woodford station is located within easy reach offering convenient links for commuting, while the surrounding Snakes Lane area provides a good selection of shops, bars, restaurants and other local amenities. There are also a selection of shops, pubs and restaurants by The Castle, a local conservation area, with buses and access to Woodford Green and its cricket club.

While the property would benefit from modernisation and refurbishment, it offers considerable scope for the incoming purchaser to personalise the accommodation. There is potential to further enhance the property and add value through refurbishment.

Offered to the market with NO ONWARD CHAIN this is an excellent opportunity to acquire a substantial four bedroom semi-detached home with generous private garden, garage, parking and significant potential all within a desirable Woodford Green location.

TELEPHONE OR EMAIL TO ARRANGE A VIEWING

Reception Hall

6'5" x 16'9" (1.96 x 5.11)

Living Room

12'11" x 26'10" (3.94 x 8.18)

Kitchen

10'4" x 7'10" (3.15 x 2.40)

Inner Hall

4'0" x 6'10" (1.23 x 2.09)

Ground Floor W.C.

Reception

27'9" x 15'1" (8.48 x 4.60)

FIRST FLOOR LANDING AREA

2'7" x 10'6" (0.80 x 3.22)

Bedroom

11'11" x 15'1" (3.64 x 4.60)

Bedroom

7'10" x 14'1" (2.39 x 4.31)

Bedroom

11'11" x 12'2" (3.65 x 3.72)

Bedroom

7'6" x 9'1" (2.29 x 2.79)

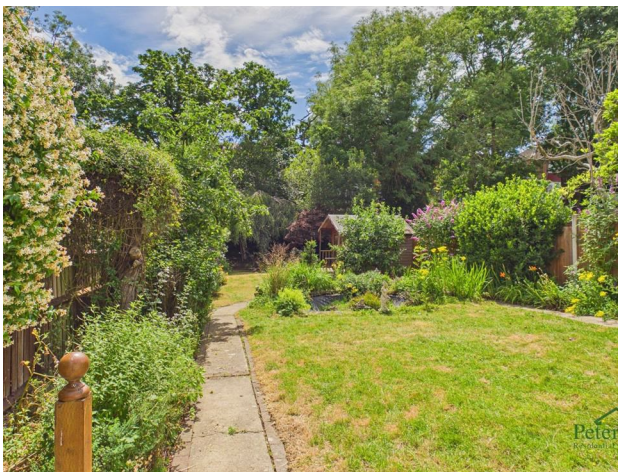
Bathroom

7'6" x 7'10" (2.29 x 2.41)

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.

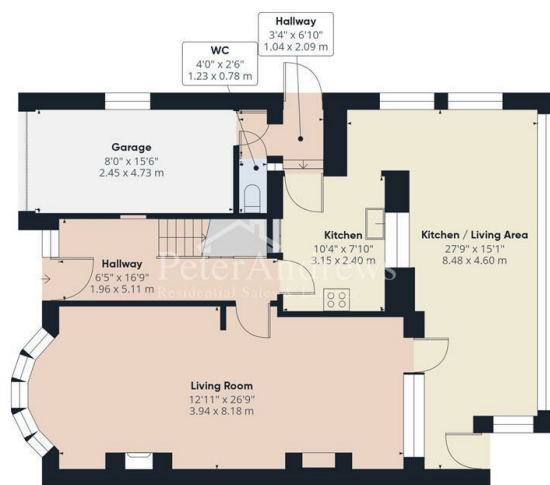




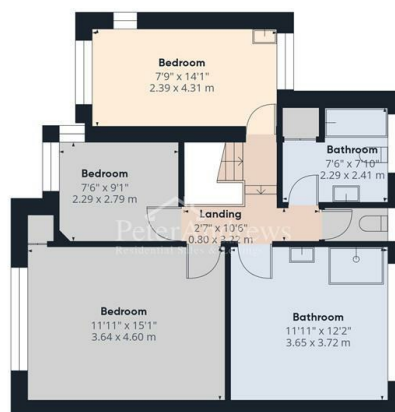


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	38	70
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1636 ft²
151.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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