



CHURCHILL
estates

Arlington Road, Woodford Green, IG8 9DE
£2,750 Per Month

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	72
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



Offered unfurnished and available immediately, Churchill Estates are delighted to present this spacious four-bedroom detached family home. The property features a large kitchen, bright lounge with bi-fold doors opening onto a well-maintained rear garden. A convenient ground-floor wc room completes the layout on this level.

The first floor offers three generous double bedrooms—two with fitted wardrobes—and a fourth well-proportioned single bedroom, alongside a modern family bathroom. Located on the sought-after Laings Estate, this property offers convenient access to local amenities, reputable schools, and excellent transport links. It also falls within close proximity to the highly regarded Churchfields sschool.

Council Tax Band: E
EPC Rating: C

