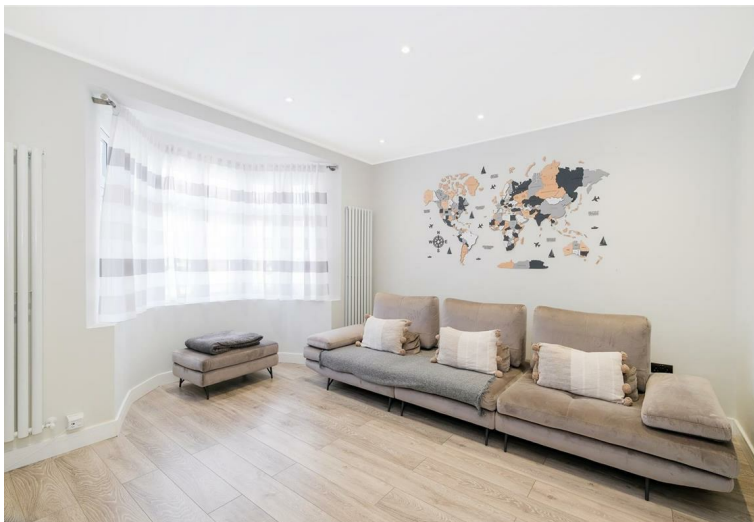


TOTAL FLOOR AREA: 1616 sq.ft. (150.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropac ©2021



Council: Redbridge | Council Tax Band: D | Floor Area: 1616.00 sq ft

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	



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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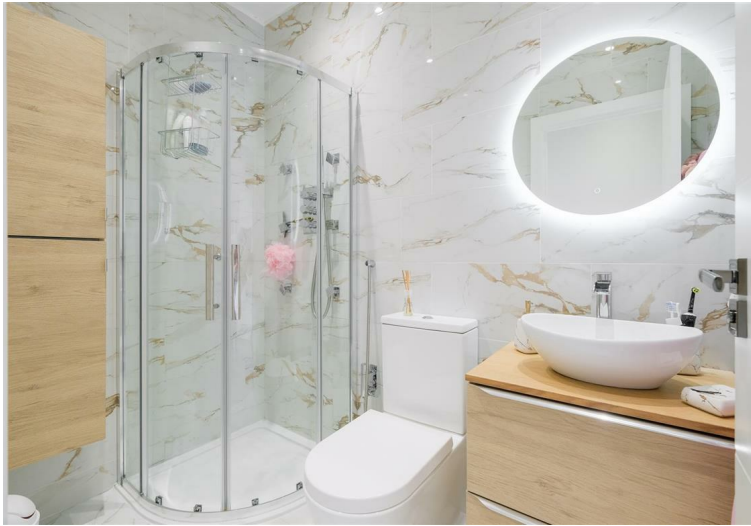
St Barnabas Road, Woodford Green, IG8 7DP  
Offers In Excess Of £950,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 3



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**





OFFERS IN EXCESS OF £850,000.00

CHAIN FREE - This is an exceptional chance to acquire a magnificent semi-detached house with 5 bedrooms and 3 bathrooms, situated in the highly desirable area of Woodford Green.

As you enter, the ground floor greets you with a spacious hallway leading to a large, separate front sitting room, a bathroom equipped with a bath, WC, and hand basin, and an expansive, bright open-plan living space featuring a modern, fully fitted kitchen and bi-fold doors opening to a beautifully kept private garden. The first floor houses four well-proportioned bedrooms and a family shower room. Ascend further to the second-floor loft conversion, which boasts an additional large double bedroom complete with an en-suite shower room. The property's excellent condition, coupled with the convenience of a driveway for off-street parking and the advantage of being offered chain-free, renders it an attractive proposition for those acquainted with the locale.

Situated on St Barnabas Road, the residence benefits from a prime location near local shops and eateries, in proximity to both Woodford and South Woodford Underground Stations, and the M11, ensuring easy access to and from the city.

Council Tax Band D

N.B At the rear of the garden is a patio area complete with studio/outbuilding Internal measurement of 39ft x 20ft which is available by a separate negotiation.

