

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Redbridge | Council Tax Band: D | Floor Area: 1562.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(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.



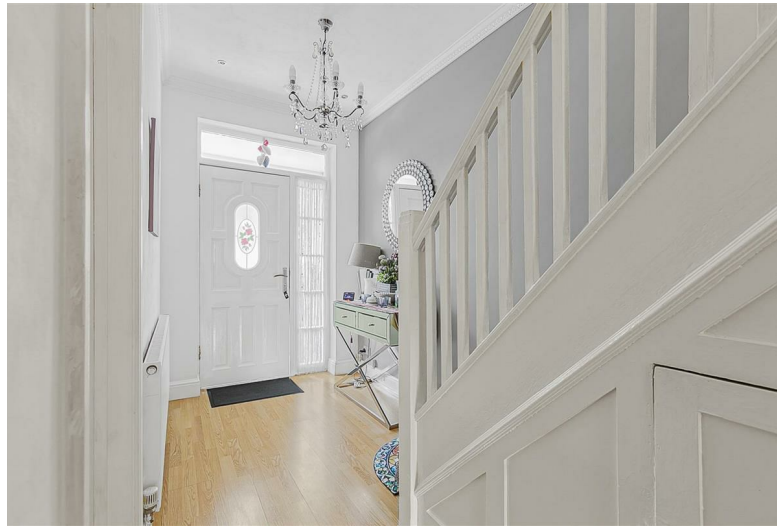
Roding Lane North, Woodford Green, IG8 8NN

Price Guide £675,000 Freehold

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



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



Guide Price: £675,000 – £700,000
VIEWINGS COMMENCING SATURDAY 18TH OCTOBER - BY APPOINTMENT ONLY

Churchills are delighted to present this extended five-bedroom, two-bathroom 1930s mid-terrace family home, ideally located in the heart of Woodford, within close proximity to local shops, schools, and excellent transport links.

This well-presented property features:

- * A welcoming entrance hall
- * Spacious through lounge
- * Extended kitchen/breakfast room
- * Five well-proportioned bedrooms across the first and second floors
- * Family bathroom and a separate shower room

Externally, the home benefits from a beautifully landscaped rear garden with a paved patio area and a brick-built storage room/home office, ideal for flexible use.

To the front, a block-paved driveway provides off-street parking for two vehicles.

Located just a short walk from the shops and restaurants of Woodford Bridge and with the Redbridge Lakes Nature Trail on your doorstep, this home offers a perfect blend of convenience and outdoor living.

Excellent transport links nearby include easy access to the A406, M11 and M25, making it ideal for commuters.