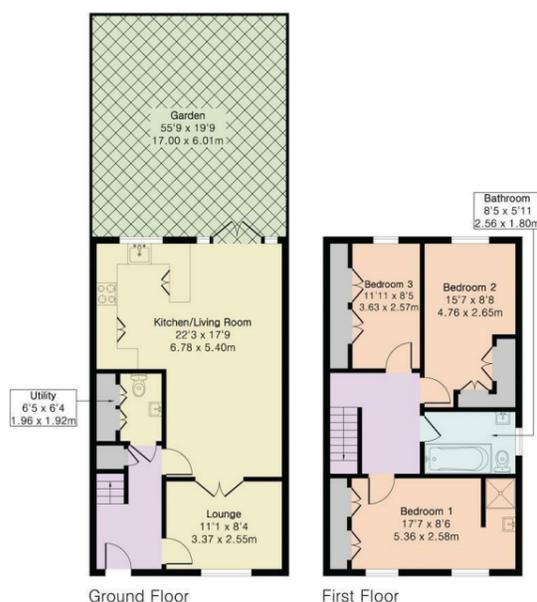




Approximate Gross Internal Area 1100 sq ft - 102 sq m  
 Ground Floor Area 550 sq ft - 51 sq m  
 First Floor Area 550 sq ft - 51 sq m



**CHURCHILL**  
 estates

Highfield Road, Woodford Green, IG8 8JA

Price Guide £625,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Council: Redbridge | Council Tax Band: D | Floor Area: 1100.00 sq ft

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			
<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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Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)



VIEWINGS COMMENCING SATURDAY THE 28TH OF FEBRUARY BY APPOINTMENT ONLY  
Guide Price £625,000 - £650,000

Built in 2015 Churchills are delighted to offer for sale this three double bedroom larger than average CHAIN FREE end terrace home situated in a great location in Woodford Bridge. The home offers generous size accommodation including two receptions, utility room modern fitted kitchen with french doors leading to a lovely mature rear garden. Upstairs has an impressive large hallway with three double bedrooms and modern bathroom. Externally the property offers off street parking for two cars to the front.

The property is in a great location for local schools including Roding Primary School and Woodbridge Secondary school. The home is also within walking distance to local shops, cafes bars and restaurants and an approximately 12-15 walk to Woodford Central Line Station.

