

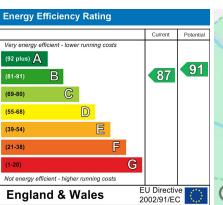


Ground Floor Area 1028 sq ft - 96 sq m First Floor Area 1004 sq ft - 93 sq m Second Floor Area 863 sq ft - 80 sq m



CHURCHILL

Council: Redbridge Council Tax Band: G Floor Area: 2875.00 sq ft





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

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

CHURCHILL estates



CHURCHILL estates

Abbotsford Gardens, Woodford Green, IG8 9HW Guide Price £1,195,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 4

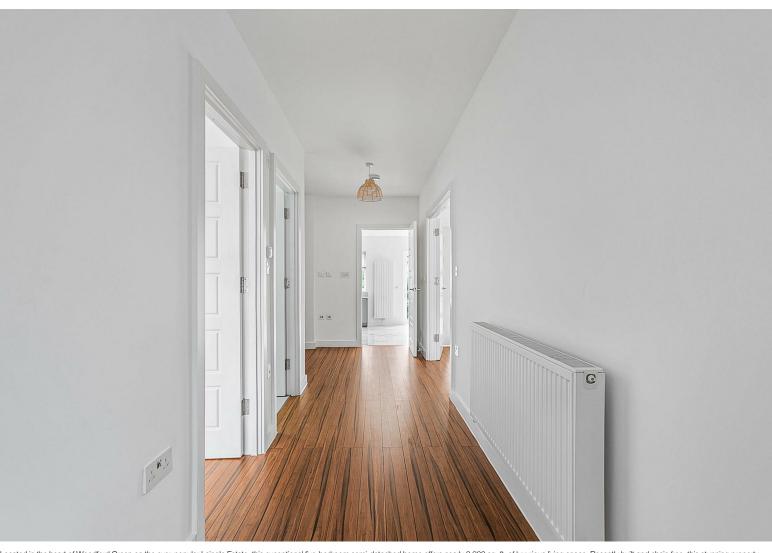




Request a Viewing: 0208 530 3333 Email: southwoodford@wearechurchills.co.uk







Located in the heart of Woodford Green on the ever-popular Laing's Estate, this exceptional five-bedroom semi-detached home offers nearly 2,900 sq. ft. of luxurious living space. Recently built and chain free, this stunning property exemplifies contemporary family living with bright, spacious, and flexible open-plan accommodation arranged across three floors.

Accommodation

Ground Floor:

A welcoming reception hall leads to a generous 19 sq. ft. lounge featuring a bay window and mood lighting. The showstopping open-plan kitchen/dining room is designed to impress - a bespoke, fully fitted luxury kitchen with a central island, double oven, wine fridge, underfloor heating, floor-to-ceiling units, and striking high ceilings.

The remainder of the ground floor features luxury bamboo hardwood flooring, a cloakroom, and an additional reception room, currently used as a study.

First Floor:

The master suite is a true retreat, complete with a walk-in wardrobe and a stylish en-suite bathroom. Two further spacious double bedrooms are also on this floor, one with an en-suite, plus a contemporary family bathroom. Top Floor:
This expansive level offers two large double bedrooms and a fourth bathroom. The fifth bedroom could alternatively serve as a playroom, cinema room, or home office, offering superb versatility.

 $Throughout the kitchen, bathrooms, and cloakroom, the home enjoys the added {\it luxury} of underfloor heating.\\$

The south-facing rear garden begins with a decked patio area ideal for outdoor entertaining, leading onto a generous lawn - perfect for family gatherings and sunny days.

To the front, the property benefits from off-street parking.

Location



