



Approximate Gross Internal Area 2895 sq ft - 269 sq m
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



PINK PLAN

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.

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Council: Redbridge | Council Tax Band: G | Floor Area: 2875.00 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		
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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Abbotsford Gardens, Woodford Green, IG8 9HW
Guide Price £1,195,000 Freehold

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



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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 luxury of underfloor heating.

Exterior

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

