



TOTAL FLOOR AREA: 1410sq.ft. (131.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Council: Redbridge | Council Tax Band: D | Floor Area: 1410.00 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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Danbury Way, Woodford Green, IG8 7EZ
Guide Price £825,000 Freehold

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



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



Guide Price £825,000

A Stunning 3/4 Bedroom Double-Fronted Semi-Detached Home with South-Facing Garden

This beautifully presented and thoughtfully extended 3/4 bedroom double-fronted semi-detached home offers exceptional and flexible living accommodation. Enhanced by the current owners, the property enjoys a wonderful sense of space and privacy to both the front and rear, complemented by a superb south-west facing garden.

Ground Floor - The spacious layout begins with a stylish, fully fitted kitchen/diner featuring a quality range of units and high-end integrated appliances, with an adjoining laundry room for added convenience. A bright and expansive family lounge is the heart of the home, complete with a stunning lantern-style roof window and three sets of glazed double doors opening onto the garden-flooding the space with natural light.

A modern ground floor shower room with W.C. adds functionality, while additional interconnecting reception rooms currently serve as a fourth bedroom and a home office/study-offering excellent versatility for growing families or those working from home.

First Floor - You'll find three well-proportioned bedrooms and a contemporary style family bathroom.

Exterior - The beautifully maintained south-west facing rear garden extends over 80ft in length and 30ft wide, widening to approximately 42ft. It features a large patio area leading to a lush lawn bordered by mature trees and shrubs-perfect for outdoor entertaining or relaxing in the sun.

To the front- off-street parking for two vehicles.

Location - Sought after turning, ideally located within only a few minutes walk of Woodford Central Line Station as well as an array of local shops on Snakes lane. Ray Lodge Park is also close by which boasts a vast expanse of green space. It benefits from a mature landscape and offers great space for dog walking and leisurely strolls through the park and along the River Roding which runs next to the park and also has its own café as well as Tennis Courts.

Schooling - Within easy walking distance of 'Outstanding' Primary and Secondary Schools.

