




Council: Redbridge | Council Tax Band: F | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(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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Forest Approach, Woodford Green, IG8 9BU
Offers In Excess Of £900,000 Freehold

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



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**



Offers In Excess £900,000

Presented for sale with no onward chain and situated in the highly sought-after 'Laing's Estate', Churchill Estates is delighted to offer this extended four-bedroom semi-detached family home. It features impressive views over a quaint local green, bright and spacious living areas, a sizable family garden, and, though already extended, it offers potential for further rear and loft enhancements, subject to the usual consents..

Location - The property boasts a prime location, conveniently situated near both Woodford Green and South Woodford Central Line Stations, perfect for commuters. It is also in close proximity to Churchfields Primary School and Woodbridge Secondary School, both of which have achieved an outstanding Ofsted ranking. A brief walk connects you to St Albans, Woodford County for Girls, Trinity, and Bancroft's schools. Additionally, the area offers a diverse range of restaurants, pubs, and shopping amenities, including Waitrose and the local cinema. The scenic beauty of Epping Forest is also within easy reach.

