



## **Roding Lane North, Woodford Green, IG8 8NA**

**£500,000 Freehold**

Welcome to this charming unique end terrace house located on Roding Lane North. This property boasts three spacious bedrooms, open-plan lounge/kitchen, family bathroom and additional bathroom en-suite perfect for a growing family or those in need of extra space.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life. The property's end terrace position ensures added privacy and a sense of exclusivity.

With a generous amount of square footage, there is ample room to customise and create the home of your dreams. Whether you're looking to entertain guests or simply relax in comfort, this property provides the ideal canvas for your vision.

Woodford Green is a sought-after area known for its excellent schools, green spaces, and convenient amenities. From charming local shops to beautiful parks.

The property would also lend itself on a buy-to-let purchase.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing 020 8530 4646.

## Open-Plan Kitchen/Reception

31'1" x 12'3" (9.48 x 3.75)

## Laundry Room

7'9" x 4'3" (2.37 x 1.30)

## Bedroom

12'5" x 10'7" (3.80 x 3.25)

## Landing Area

9'8" x 8'2" (2.97 x 2.51)

## Bathroom

9'4" x 4'3" (2.87 x 1.31)

## Bedroom

13'8" x 11'0" (4.18 x 3.36)

## Bedroom

25'7" x 13'7" (7.80 x 4.15)

## En-Suite Bathroom

6'1" x 5'6" (1.86 x 1.69)

## Rear Garden

## Front Aspect

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



Floor 1

**Approximate total area<sup>1)</sup>**  
1095.66 ft<sup>2</sup>  
101.79 m<sup>2</sup>

**Reduced headroom**  
8.54 ft<sup>2</sup>  
0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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