



Snakes Lane West, Woodford Green, Essex, IG8 0BS

£2,000,000 Freehold

LARGE FAMILY HOME WITH ENORMOUS POTENTIAL! Opportunity to acquire an impressive 6 BEDROOM detached home requiring some up-dating. Situated within a short walk to Snakes Lane shops/restaurants, Woodford Central Line Station and key bus routes. Close to several outstanding primary and secondary schools.

The ground floor offers 3 large reception rooms, a kitchen/dining room, utility room, WC, and cloakroom. The first floor comprises 4 bedrooms, 2 en-suites bath/shower rooms, a family bathroom, and a dressing room. The second floor offers a further 2 bedrooms, a shower room and an expansive loft.

Features include Italian wooden flooring throughout, spacious bedrooms and gas central heating. Boasting a 103ft rear garden and OFF ROAD PARKING FOR SEVERAL VEHICLES. NO ONWARD CHAIN. To arrange a viewing please call us on 020 8530 4646.

Entrance

Via double doors to:-

Reception Hallway L-Shape

18'9" x 6'9" widening to 20'0" (5.722 x 2.080 widening to 6.101)

Wooden flooring, two radiators. Doors to:-

Reception One

21'7" into bay x 14'9" (6.6 into bay x 4.52)

Large bay window to front aspect with shaped radiator beneath, wooden flooring.

Study

12'10" x 11'10" (3.917 x 3.628)

Window to front aspect, radiator and wooden flooring.



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Reception Two

20'8" x 18'8" (6.313 x 5.7)

Double glazed bi-fold doors to rear garden, three vertical radiators and wooden flooring.

Kitchen/Breakfast Room

27'2" x 14'10" (8.294 x 4.545)

Range of base and eye level units. Ample work surface area incorporating sink unit. Space for cooker range with extractor hood above, space for American style fridge/freezer, tiled floor and double glazed bi-fold doors to rear garden.



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Utility Room

17'10" x 7'7" (5.449 x 2.333)

Range of base and eye level units, plumbing for washing machine, space for tumble dryer, two radiators, door to garden and further door to:-

Ground Floor Cloakroom

W.C., and wash hand basin.

First Floor Accommodation

Feature full height stained glass window.

Bedroom One

21'7" into bay x 12'8" to wardrobes (6.60 into bay x 3.87 to wardrobes)

Large bay window to front aspect with shaped radiator beneath, fitted wardrobes, vertical radiator and wooden flooring.



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En-Suite Bathroom

11'9" max x 5'5" (3.6 max x 1.671)

Panel bath, pedestal wash hand basin, shower cubicle, chrome towel radiator and window.

Bedroom Two

12'9" x 11'9" (3.91 x 3.60)

Window to front aspect, two radiators and wooden flooring.



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Dressing Room

9'10" x 6'9" (3 x 2.081)

Window to front aspect, wooden flooring.

Bedroom Three

13'9" x 12'9" (4.204 x 3.894)

Window to rear aspect, fitted wardrobes, radiator and wooden flooring.

Open plan bedroom/Bath/Shower Room

8'8" x 5'10" (2.65 x 1.80)

Double glazed doors to rear aspect. Raised area with free standing bath, corner shower cubicle, wash hand basin and chrome towel radiator.

Family Bathroom

8'8" x 5'10" (2.65 x 1.80)

Panel bath, w.c. wash hand basin, window and chrome towel radiator.

Second Floor Accommodation

Large storage cupboard leading to loft storage area. Skylight window.

Bedroom Five

15'7" x 10'0" (4.763 x 3.063)

Window to side aspect and radiator.



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Bedroom Six

15'7" x 10'0" (4.768 x 3.054)

Window to side aspect, radiator, eves storage.

Shower Room

8'0" x 5'1" (2.45 x 1.55)

Shower cubicle, w.c., wash hand basin and radiator.

Rear Garden

102'11" x 56'11" (31.39m x 17.37)

Lawn area with mature trees. Side access.

Front Aspect

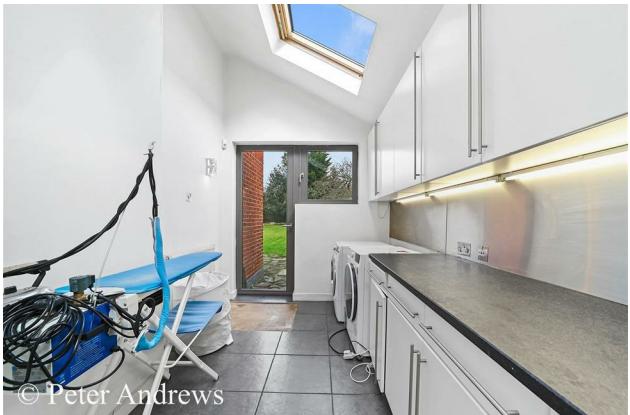
Off road parking for several vehicles. Access to garage via up and over door.

Garage

Up and over door.



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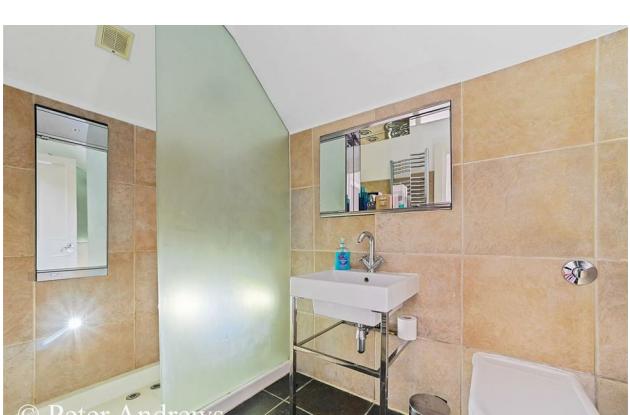
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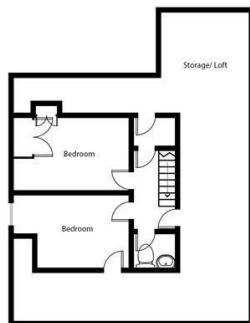
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

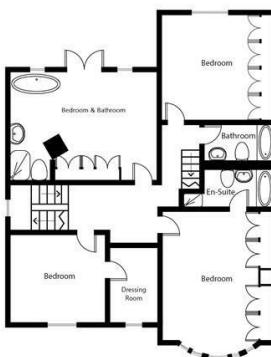
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Second Floor



Ground Floor



First Floor