



P R I M E R E S I D E N T I A L

P R E S E N T S

Wells Gate Close, Woodford Green





elliott **E | J** james

PRIME RESIDENTIAL



# Wells Gate Close, Woodford Green



Nestled in the exclusive gated development of Wells Gate Close in Woodford Green, this detached family home offers a luxurious lifestyle with a touch of tranquillity. Boasting five double bedrooms, this property provides ample space for a growing family or those who love to entertain guests.

As you step into the bright and spacious entrance hall, you are greeted with a plethora of well proportioned entertaining spaces. On the left hand side you will find space for a home office and a TV room. On the right you will find a bright reception room offer versatility, whether you desire a cosy evening by the fireplace or a formal gathering space. Heading through the internal bi folding doors you find a seamlessly designed kitchen/diner, perfect for hosting dinner parties or enjoying family meals. The home is also fitted with surround sound speakers in most rooms.

Ascending to the first floor, you will find four double bedrooms, two of which feature en-suite bathrooms. The main bedroom boasts the luxury of its own dressing area, adding a touch of opulence to your daily routine. A larger than average family bathroom completes this level, ensuring utmost comfort.

The second floor of this remarkable property features a spacious double bedroom, bathed in natural light and boasting its own en-suite bathroom. The soaring ceilings add a sense of grandeur and elegance to this already impressive space.

The immaculate presentation of this property is evident throughout, from the beautifully landscaped private rear garden to the garage and parking for two cars, ensuring both convenience and style.

Located in a sought-after area, this property is a rare find that combines elegance with functionality.

Don't miss the opportunity to make this stunning residence your new home.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



**3D WALKTHROUGH**

An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

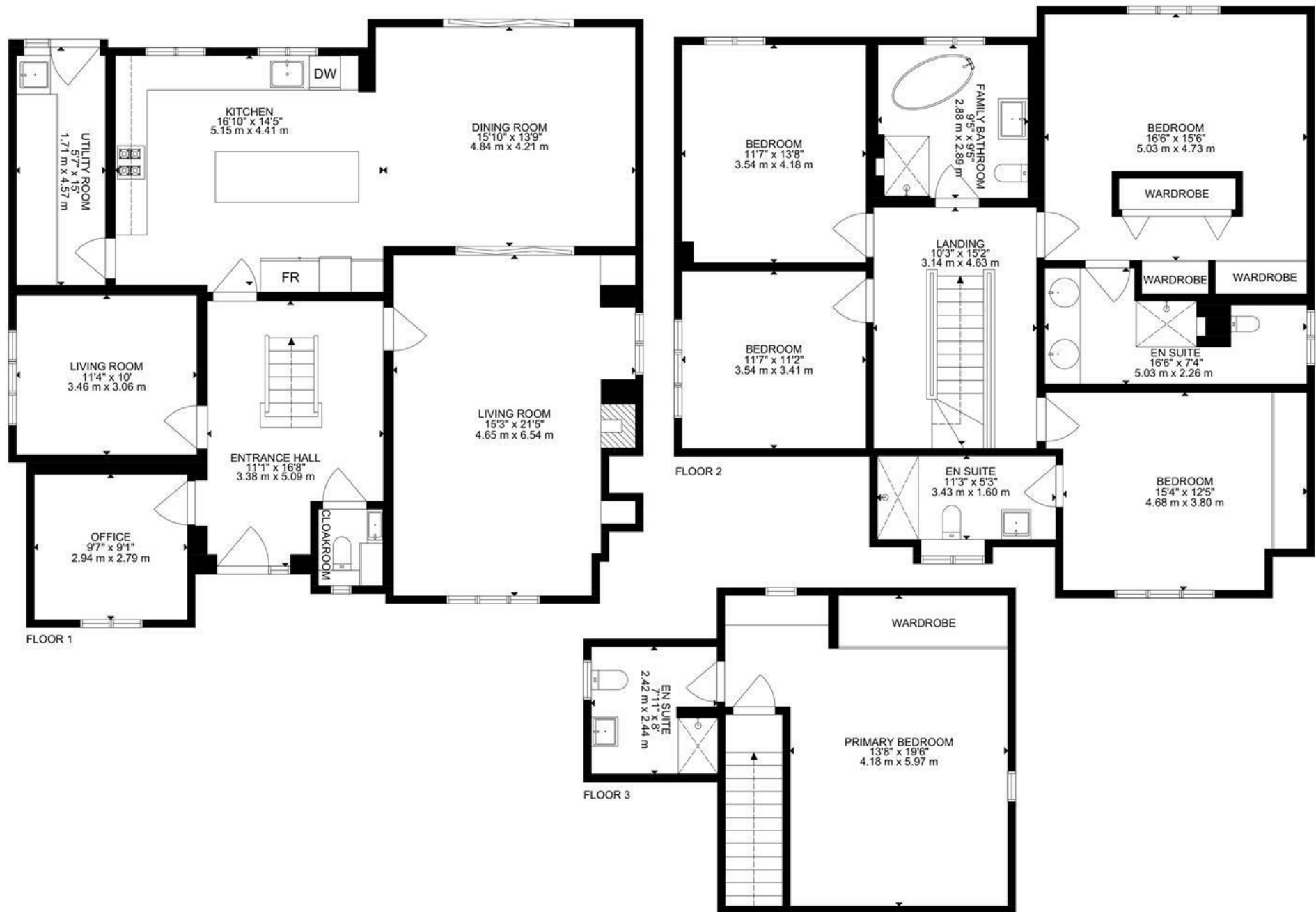
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Sqft 2949.00 sq ft	Type House - Detached	Style Modern Home
Bedrooms 5	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Redbridge	Tax Band G

# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1313 SQ FT, 122 m<sup>2</sup> FLOOR 2: 1227 SQ FT, 114 m<sup>2</sup> FLOOR 3: 409 SQ FT, 38 m<sup>2</sup>  
 TOTAL: 2949 SQ FT, 274 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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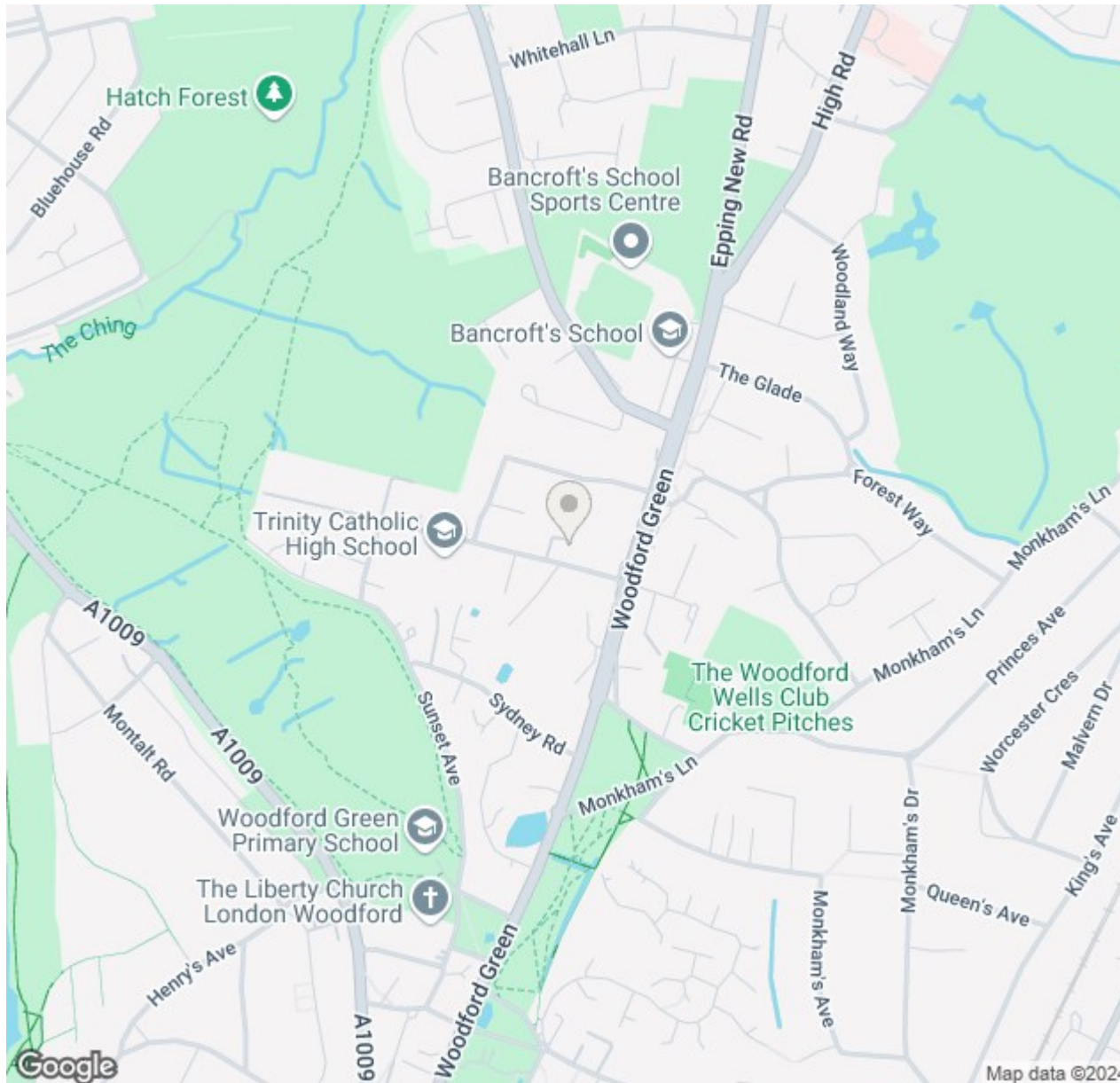
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# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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