



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

P R E S E N T S

Love Lane, Woodford Green



elliott **E | J** james

ESTABLISHED 1987

Love Lane, Woodford Green



The Elliott James team are delighted to bring to market this stunning two-bedroom Victorian character cottage located close to the boundaries of the sought-after areas of Woodford Green and Chigwell. Perfect for any modern-day family, this beautiful home is situated within a short walk to Chigwell Central Line Station, Chigwell Golf Club and the highly regarded secondary school, West Hatch.

The accommodation is arranged over two floors with the ground floor comprising of porch, bright living room with log burner and bespoke built-in storage, spacious family bathroom, open plan kitchen/diner with induction oven, feature brick wall and doors leading into the private garden. The first-floor features two well-proportioned bedrooms one of which benefits from bespoke built-in storage.

Further benefits of the property are to include a spacious garden with paved patio area perfect for socialising in the summer months, garden storage and a private driveway to the front.

Early viewing is recommended and strictly by appointment only.



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.



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 720.00 sq ft	Type Cottage - Terraced	Style Victorian
Bedrooms 2	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band D

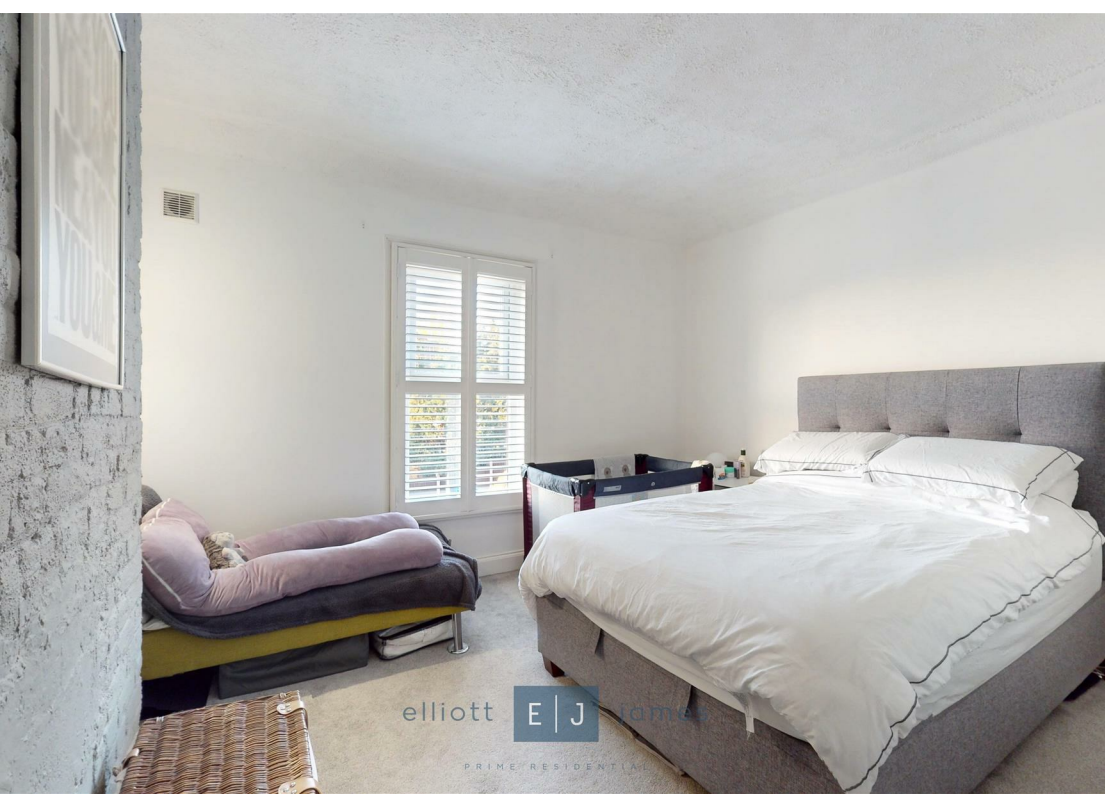
PLANS



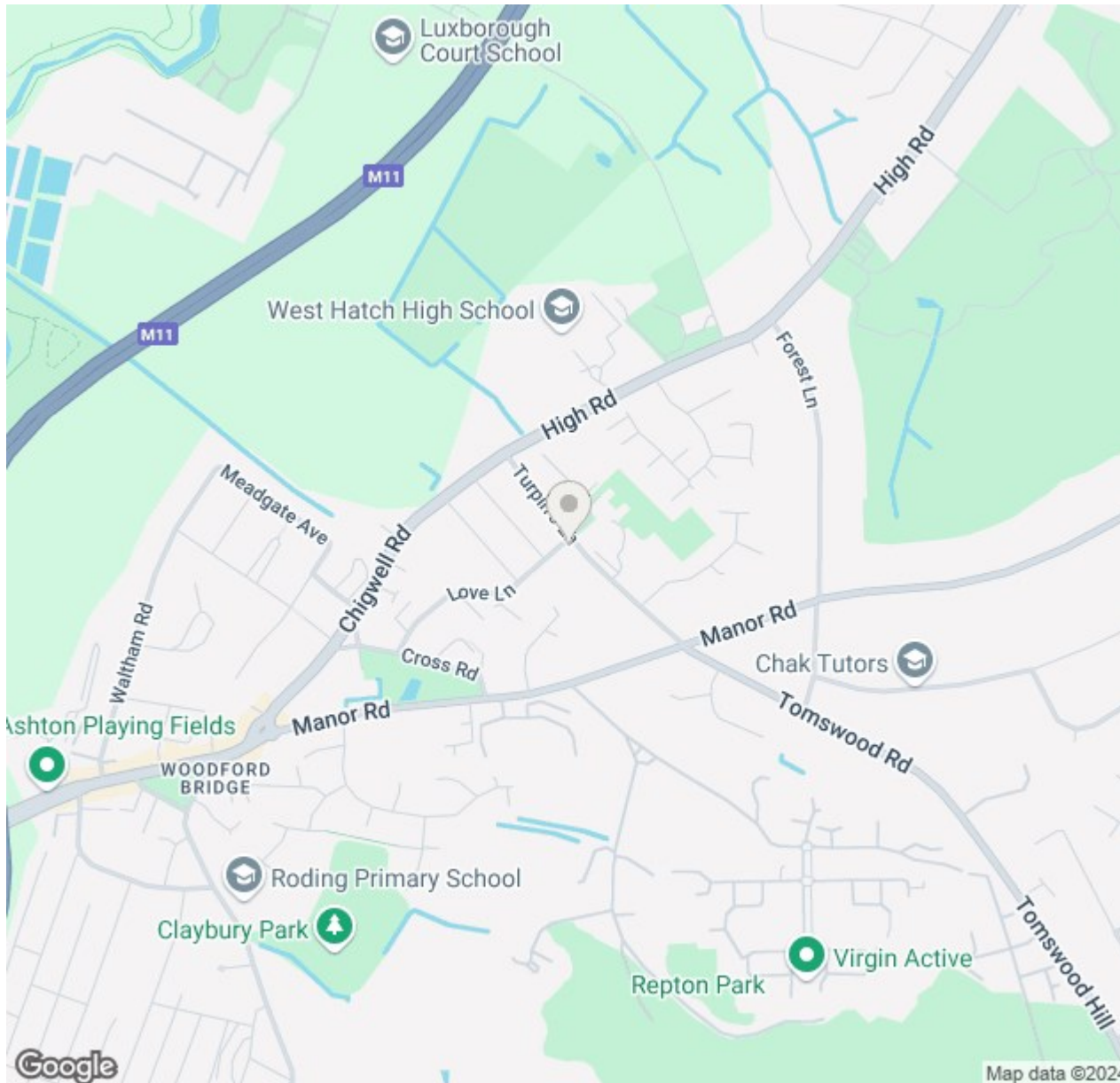
GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 462 SQ FT, 43 m², FIRST FLOOR : 258 SQ FT, 24 m²
TOTAL: 720 SQ FT, 67 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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			
		60	84
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	

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