



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

P R E S E N T S

Woodberry Way, Chingford



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Elliott James is delighted to bring to market this exceptional five-bedroom detached property located in a prime residential road. Built in circa 1930, this property backs onto the green open space of Epping Forest, boasts over 2000sq ft of internal living space and a large private garden including a spacious double garage. This beautiful family home also offers excellent scope to extend, subject to the usual planning consent.

Bursting with character and charm, the accommodation is arranged over two floors. The ground floor comprises of spacious hallway, large through lounge featuring front and rear aspect windows and doors providing plenty of natural sunlight, cloakroom, dining room with bay windows and formal reception room with views of the stunning garden. The second floor comprises of four large double bedrooms, one single bedroom/study as well as spacious bathroom and separate cloakroom. This property also features a 195 foot private garden which consists of laid to lawn, beautiful shrubberies and a spacious double garage. The rear of the garden features a brick built outbuilding as well as a secure gate leading directly into Epping Forest.

Woodberry way is a highly sought-after road located just a short walk from a vibrant and energetic high street which offers a range of boutiques, restaurants, cafes and bars. This property is also situated within proximity of Chingford Overground Station which provides direct access into London Liverpool Street within 25 minutes.

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Early viewing is highly recommended and strictly by appointment only.

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Sqft 2016.00 sq ft	Type House - Detached	Style 1930s
Bedrooms 5	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Waltham Forest District Council	Tax Band G

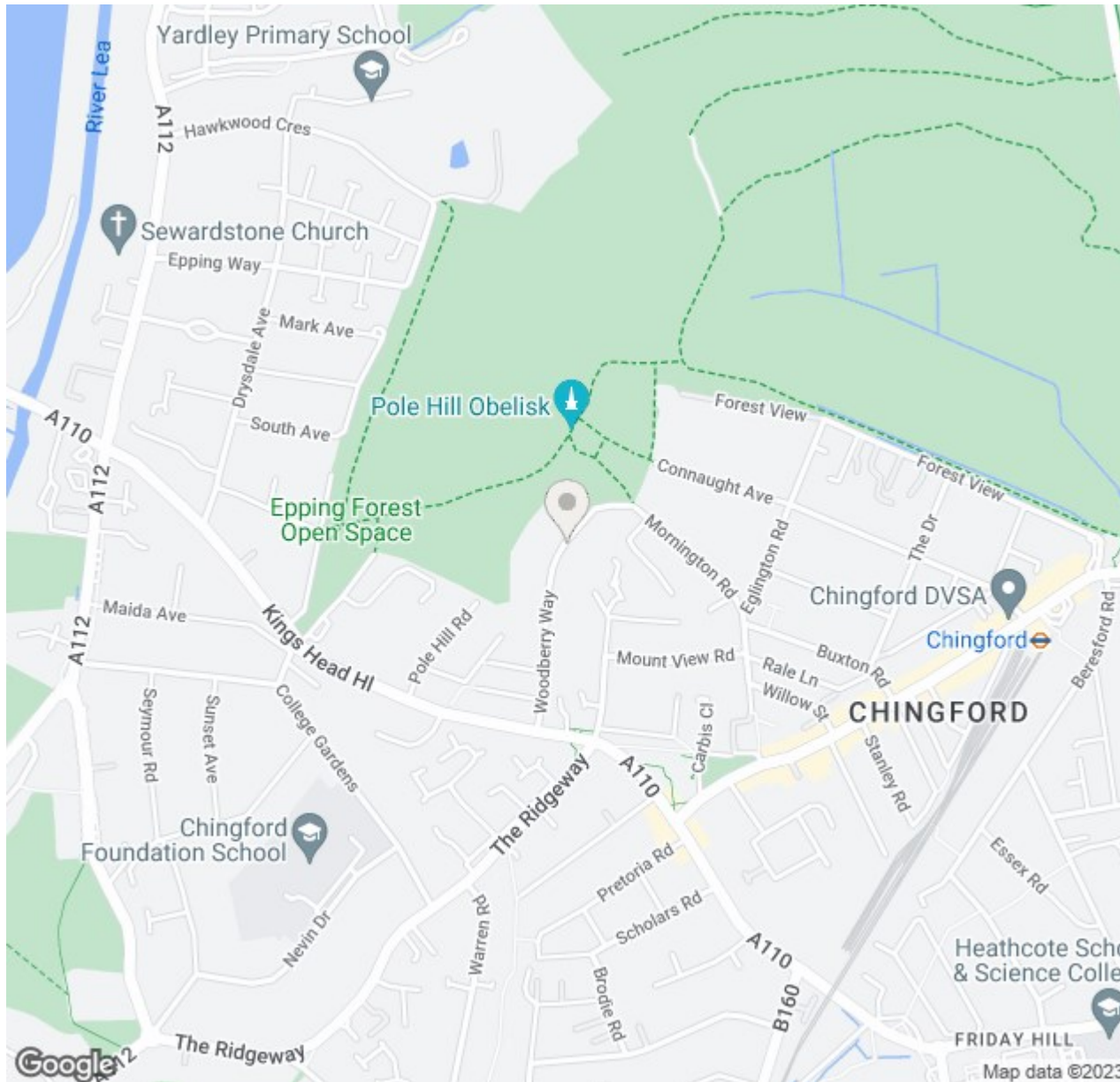








MAP & EPC

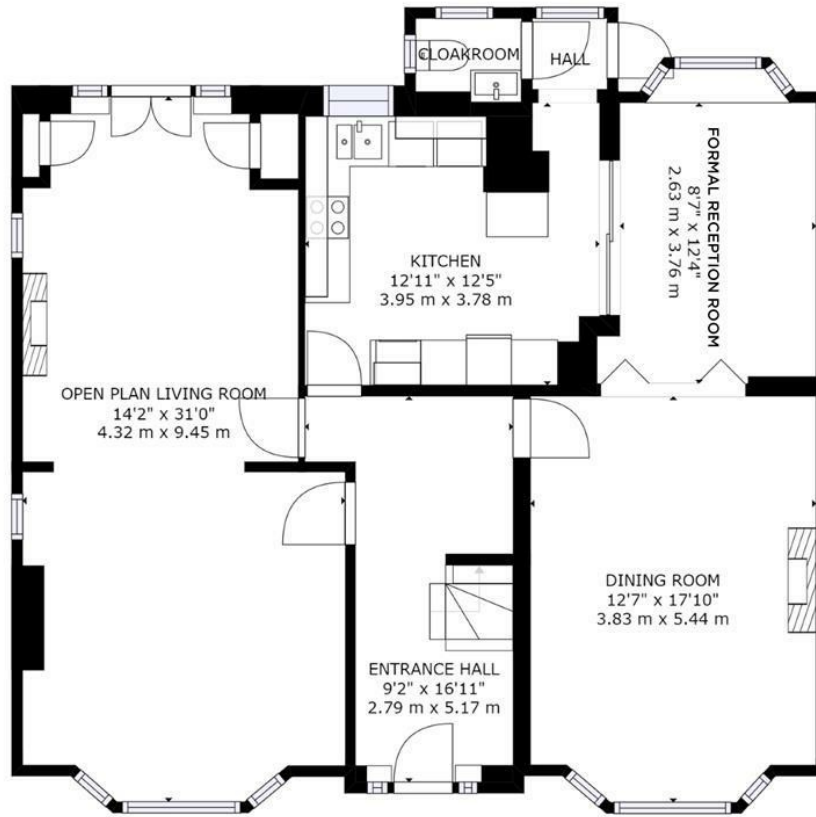


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
England & Wales	EU Directive 2002/91/EC	

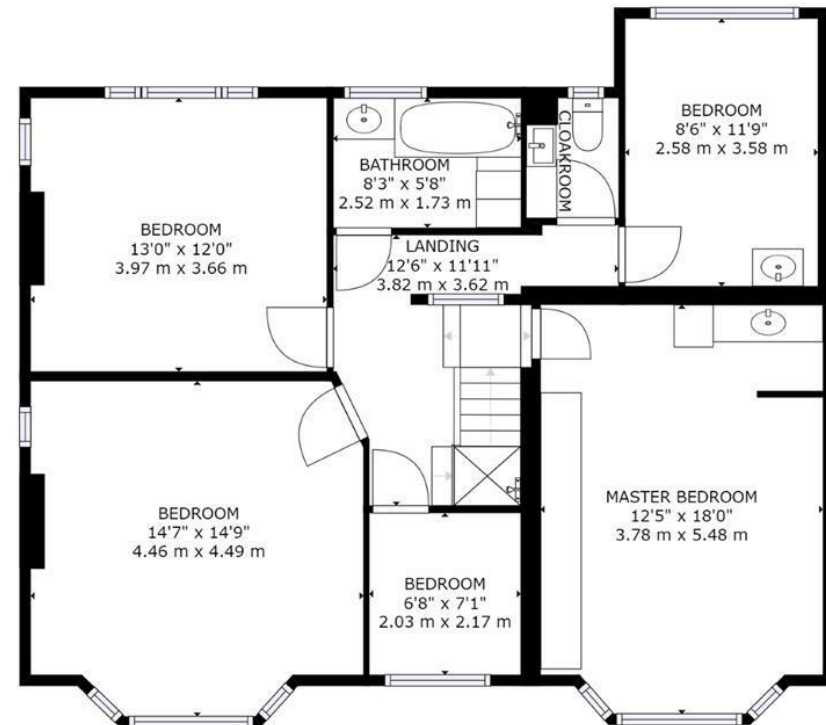
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PLANS



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1080 sq. ft, 100 m², FLOOR 2: 936 sq. ft, 87 m²
TOTAL: 2016 sq. ft, 187 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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