



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

P R E S E N T S

Kensington Drive, Woodford Green



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Newly launched to the market is this spacious four bedroom semi-detached family home situated in a highly sought after road. The property has been extended by the current owner with a rear extension and loft conversion.

The accommodation is arranged over three floors. Ground floor comprises of porch, entrance hall, cloakroom, bright living room with gas fireplace and open plan kitchen/dining area with bi-folding doors provide access to the garden. Of particular interest is the stunning modern fully integrated kitchen with breakfast bar and high-end appliances.

The first floor provides two double bedrooms and one single bedroom all with fitted wardrobes and a fully tiled family shower room. The second offers a large master bedroom with fitted wardrobes and a fully tiled en-suite shower room.

Externally to the front there is a blocked paved driveway providing off street parking for at least two cars and a shared driveway providing access to the detached garage. To the rear there is a paved patio area for summer entertaining and a grass area with planted borders. The garden is approximately 60 feet long and 23 feet wide.

Kensington Drive is ideally located for transport links as South Woodford Central Line Station is within short distance providing easy access into London. Roding Valley Park is a stone's throw away for walking the dog or going for a weekend bike ride. Further local amenities include Ashton playing fields, Virgin Active Repton Park and Tesco Superstore. The area offers a range of access to primary and secondary schools, both private and state.



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Sqft 1450.00 sq ft	Type House - Semi-Detached	Style Modern
Bedrooms 4	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Redbridge	Tax Band E

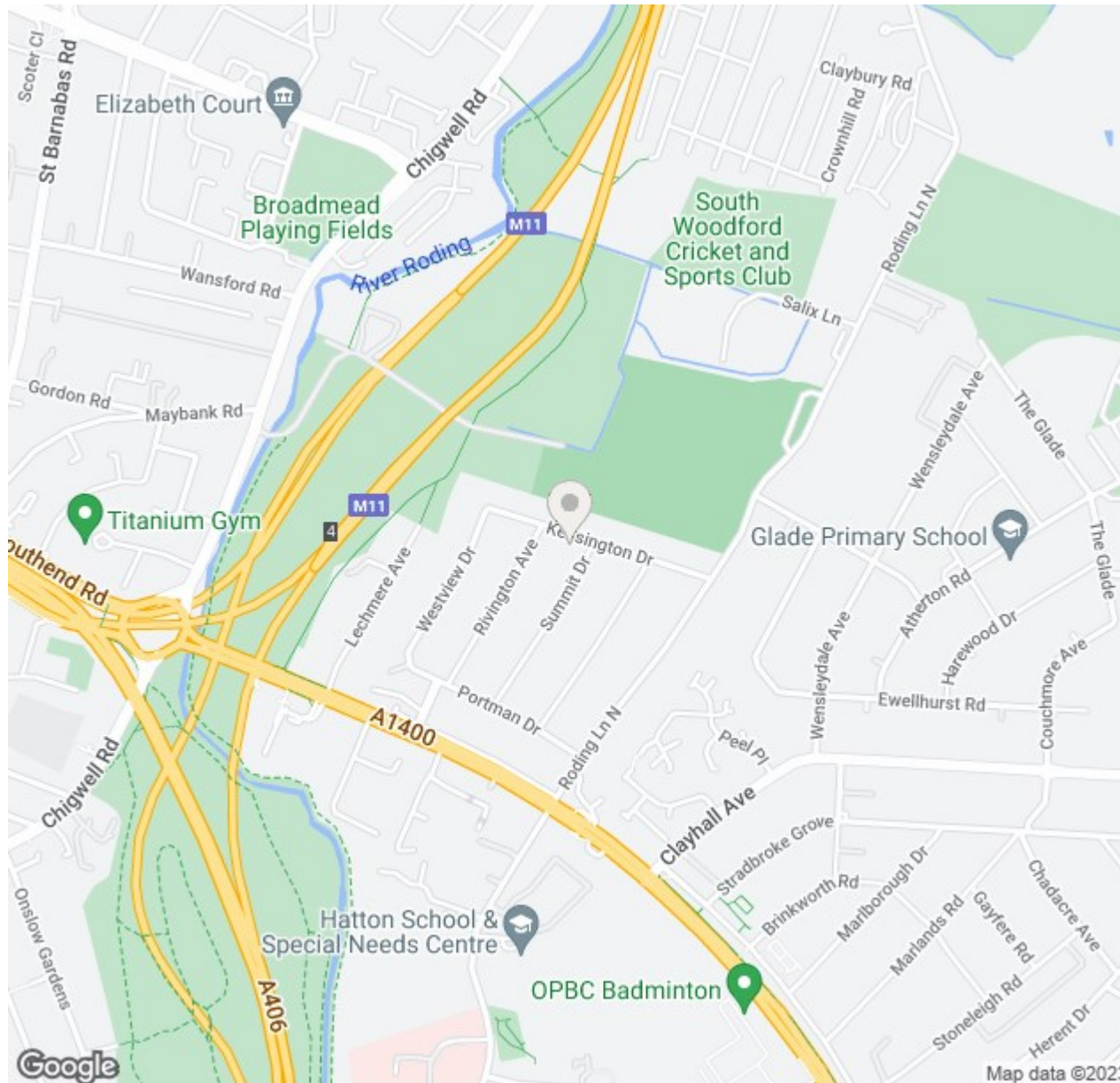
PLANS



GROSS INTERNAL AREA
 FLOOR 1: 622 sq. ft, 58 m², FLOOR 2: 437 sq. ft, 41 m²
 FLOOR 3: 235 sq. ft, 22 m², EXCLUDED AREAS:
 PORCH: 25 sq. ft, 2 m²
 TOTAL: 1450 134.5m² inc garage
 SIZES 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			85
(69-80) C		71	
(55-68) D			
(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	

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