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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



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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 gas stove, 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.



I feel proud and honoured to be part of such a fantastic local business. Having grown up in the area I bring a sense of local community and integration into my role. I have a passion for new technology and development and always ensure that this is reflected in the work we do for our clients. I strive to provide an exemplary level of service in all aspects of my role and ensure that all my clients are always satisfied.



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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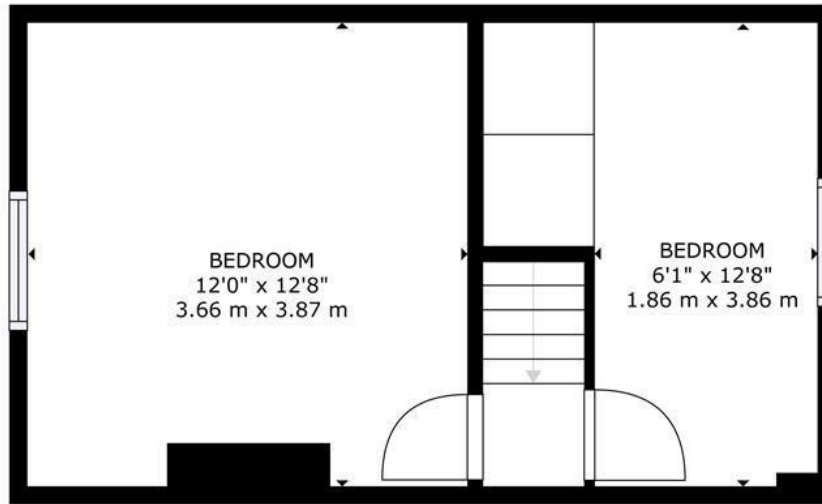
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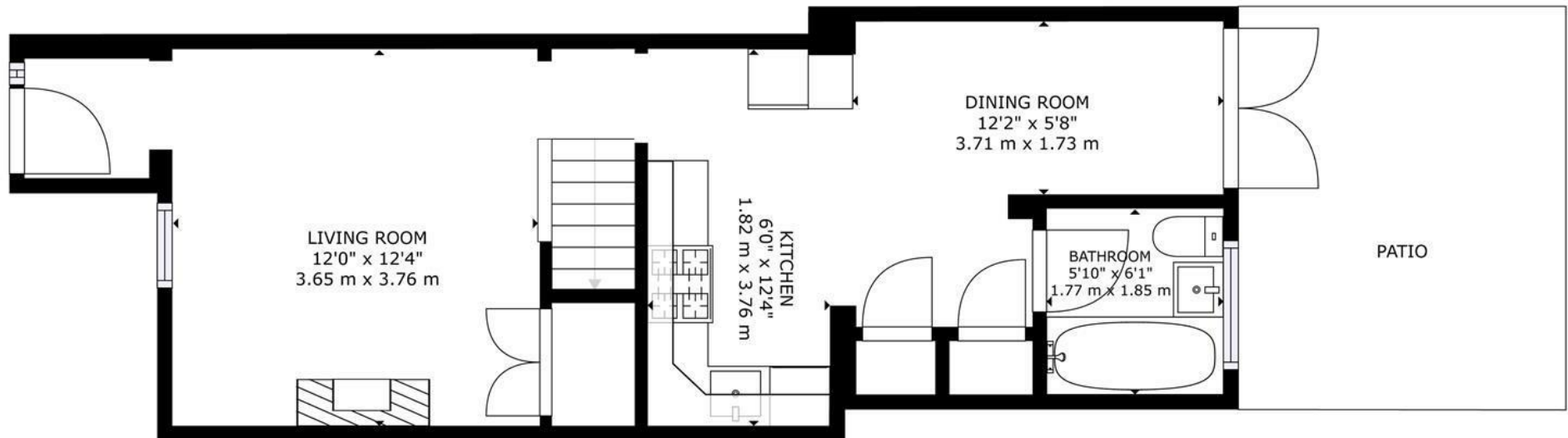
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Sqft 721.00 sq ft	Type Cottage - Terraced	Style Victorian
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Freehold	Local Authority Epping Forest	Tax Band D

PLANS



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 446 sq. ft, 41 m², FLOOR 2: 274 sq. ft, 25 m²
TOTAL: 721 sq. ft, 67 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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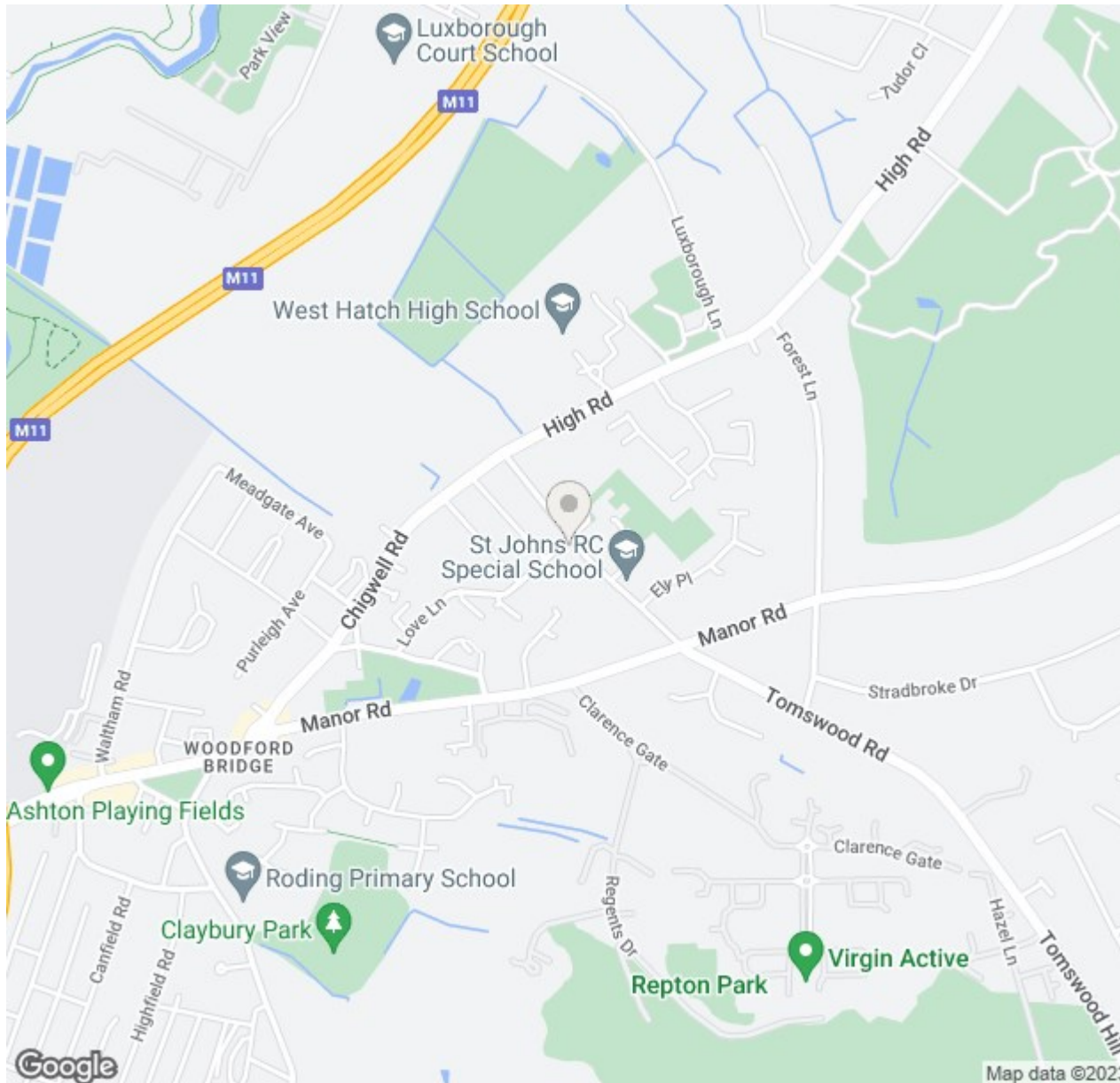
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MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			84
(69-80) C			
(55-68) D		60	
(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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