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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

Woodberry Way, Chingford



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# Woodberry Way, Chingford



Elliott James is proud to welcome to the market the stunning four-bedroom semi-detached family home situated in one of Chingford's most sought-after roads. Wonderfully decorated throughout, this light and airy stylish home offers over 2,100 square feet of internal living space which is more than ample for any modern-day family. The property also boasts a fabulous 110-foot private garden with direct access into the forest, spacious driveway and three well-proportioned bathrooms.

The ground floor of the property comprises of the entrance hall, bright family living room, cloakroom, utility room and the generously proportioned open plan kitchen diner accumulating to almost 800 square feet of entertaining space. The first floor is equally well decorated and you will find two generous double bedrooms both of which benefit from fitted wardrobes, the family bathroom and the principal bedroom. The principal bedroom is completed with a modern en suite and stunning Juliette balcony with scenic views of the garden and forest. The second floor features another spacious double bedroom with fitted wardrobes and an en suite featuring a full-sized bathtub.

At the rear of the property, you are greeted with a generous garden with well-maintained shrubberies, a spacious shed with both lighting and electricity and a large patioed space ideal for al fresco dining.

Woodberry Way is located just a short distance from Chingford mainline station which offers direct access into London Liverpool Street, Chingford High Road with its fabulous selection of fashion and social amenities and the green open space of Epping Forest.

An early viewing is highly recommended and viewing is 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.

**Frederick Cassford**  
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Sqft 2163.00 sq ft	Type House - Semi-Detached	Style 1930s
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Waltham Forest	Tax Band E



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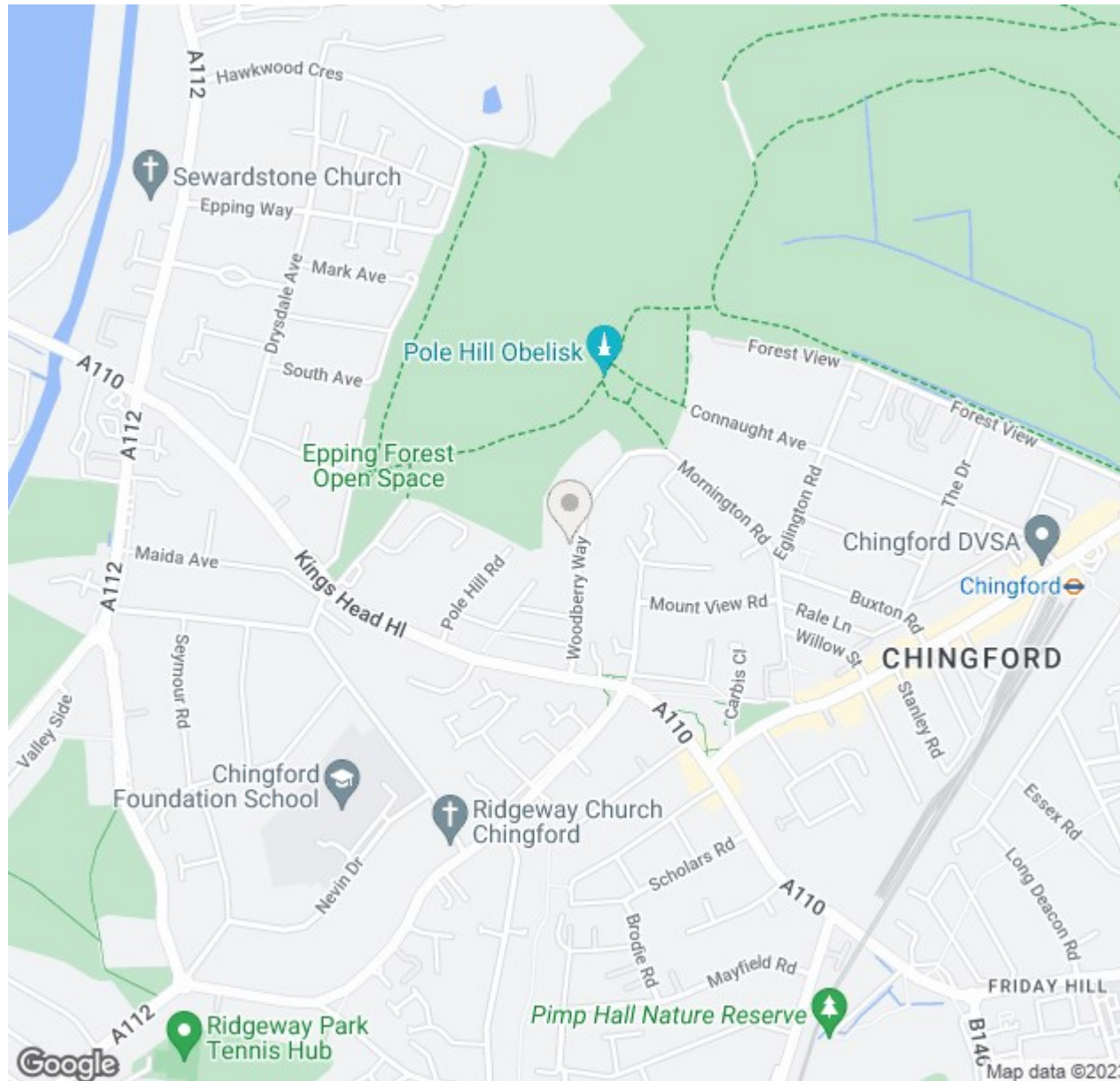


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PRIME RESIDENCES



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	75	81
<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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# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1050 sq. ft, 98 m<sup>2</sup>, FLOOR 2: 803 sq. ft, 75 m<sup>2</sup>  
 FLOOR 3: 310 sq. ft, 29 m<sup>2</sup>  
 TOTAL: 2163 sq. ft, 201 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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