



P R I M E   R E S I D E N T I A L

P R E S E N T S

Regents Drive, Woodford Green



elliott | E J | james

# Regents Drive, Woodford Green

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Nestled in the prestigious area of Regents Drive, Woodford Green, this remarkable property offers an exceptional blend of modern living and spacious comfort. Set on a private road, the residence boasts an impressive six bedrooms, making it ideal for families or those seeking ample space for guests.

Upon entering, you will be greeted by two generously sized reception rooms, perfect for entertaining or relaxing with loved ones. The property features four well-appointed bathrooms, ensuring convenience for all occupants. The modern design throughout enhances the sense of space and light, creating a welcoming atmosphere.

Security is paramount in this exclusive location, with CCTV and 24-hour security guards providing peace of mind for residents. The property is chain-free, allowing for a smooth and efficient purchase process.

Additionally, the double garage offers ample storage and parking space, catering to the needs of a busy household. With its combination of luxury, security, and modern amenities, this property is a rare find in Woodford Green. Do not miss the opportunity to make this stunning home your own.

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With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Elliott Lawlor **MNAEA & MARLA**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

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D

Sqft  
3291sqft

Type  
House - Detached

Style  
New Home

T  
O

Bedrooms  
6

Receptions  
2

Bathrooms  
5

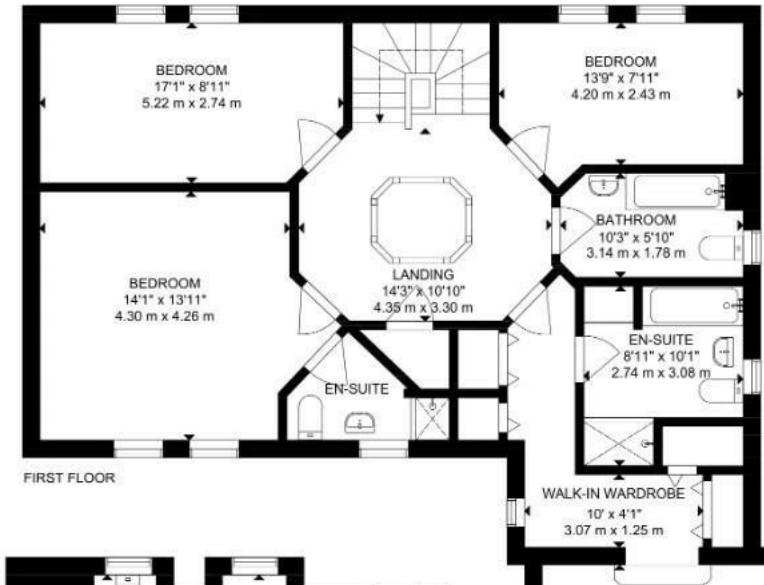
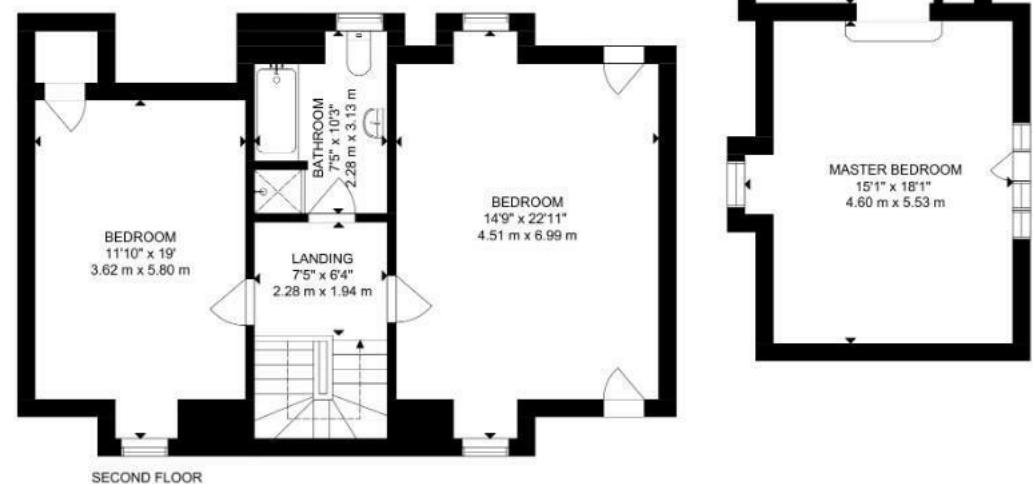
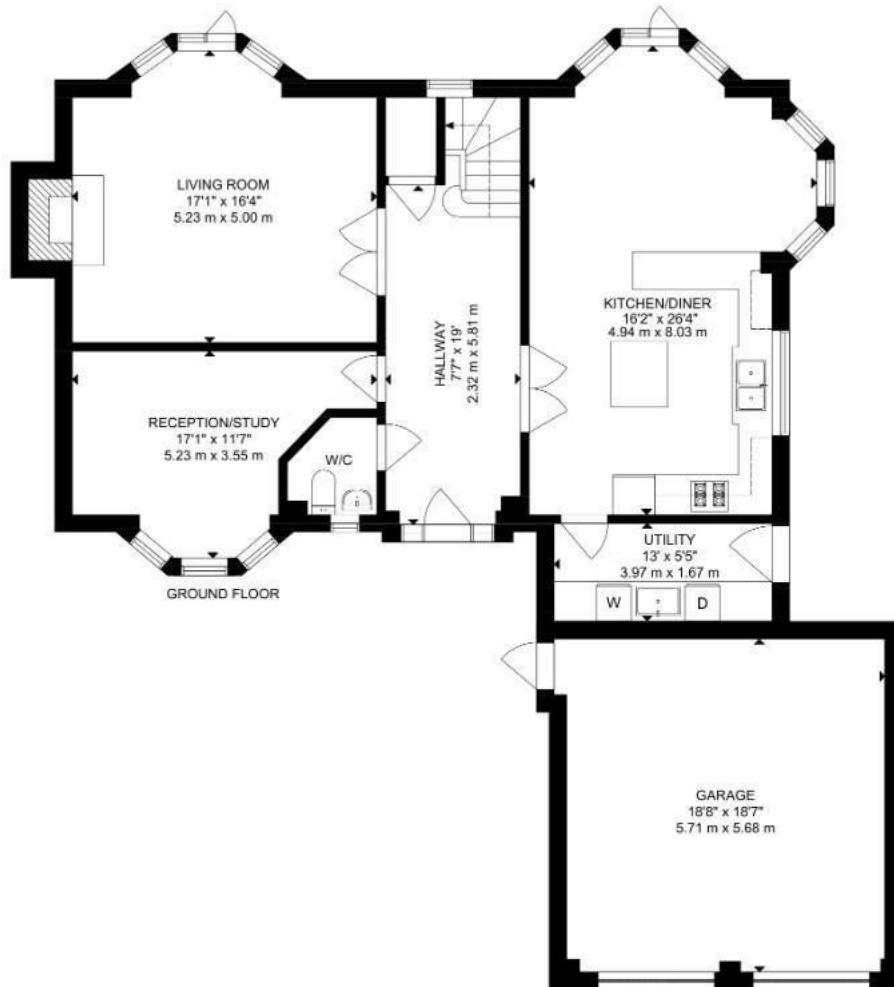
K  
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Tenure  
Freehold

Local Authority  
Redbridge

Tax Band  
H

# PLANS



GROSS INTERNAL AREA  
 GROUND FLOOR: 1054 SQ FT, 98 m<sup>2</sup>, FIRST FLOOR: 1259 SQ FT, 117 m<sup>2</sup>,  
 SECOND FLOOR: 645 SQ FT, 60 m<sup>2</sup>, GARAGE: 333 SQ FT, 31 m<sup>2</sup>  
 TOTAL: 3291 SQ FT, 300 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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PRIME RESIDENTIAL



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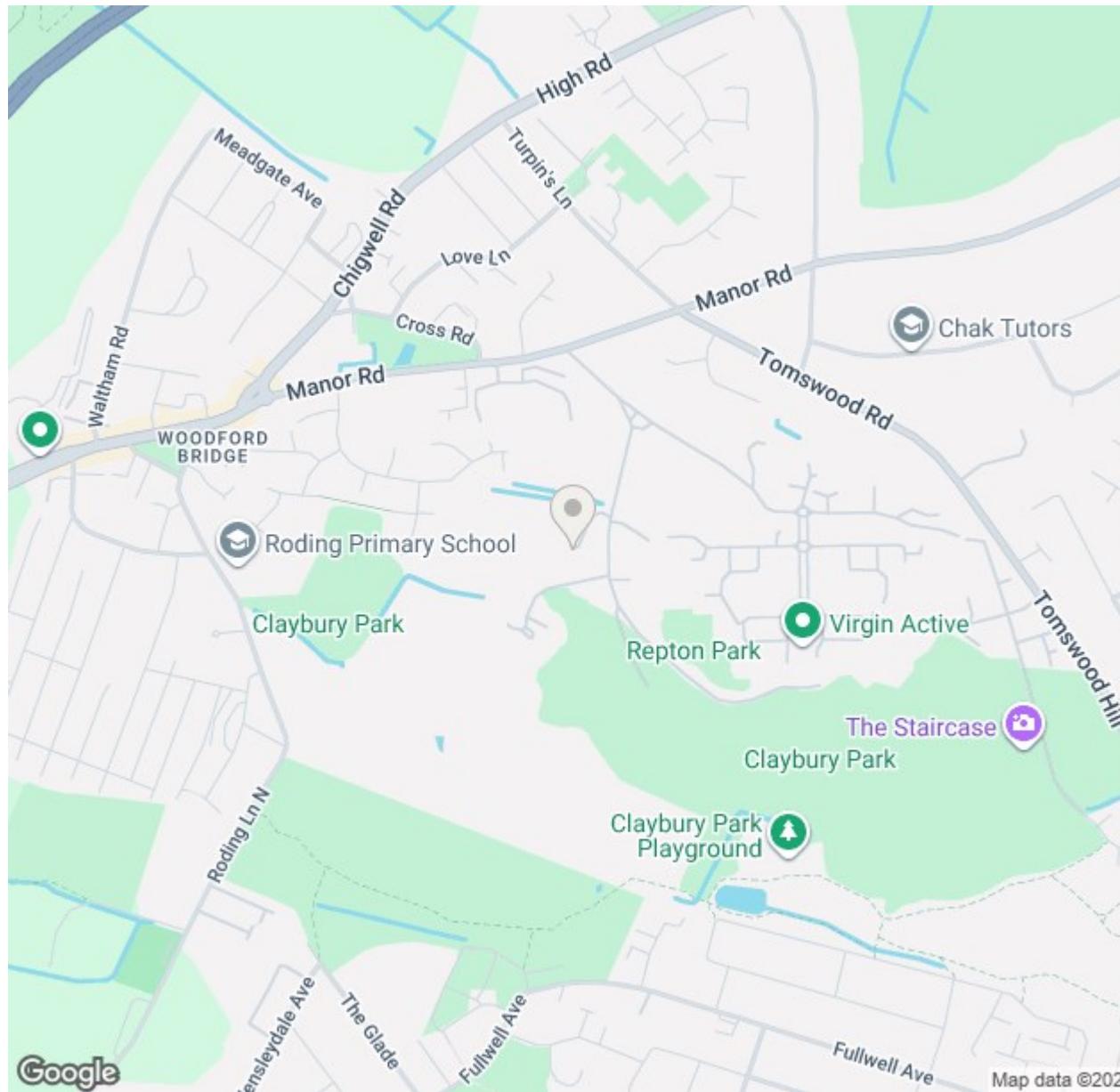


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# MAP & EPC



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

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC	D	

England & Wales



165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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