



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

P R E S E N T S

Woodland Close, Woodford Green
£2,500,000



elott E | J nes

“Woodland Close, Woodford Green

SOLD BEFORE REACHING THE MARKET!

A seamless off-market sale achieved exclusively through our extensive network of registered buyers, with contracts exchanged in record time. Strategic marketing, quality buyers, exceptional outcomes.

Nestled in the charming Woodland Close of Woodford Green, this stunning detached house built in the late 1930s offers a perfect blend of classic elegance and modern sophistication. Boasting three reception rooms, six bedrooms and four bathrooms, this property is ideal for those seeking space and comfort.

As you step inside, you'll be greeted by a high specification interior that seamlessly combines style and functionality. The entrance hall and landing is beautiful paneled and the large open plan kitchen diner with fitted units and central island is perfect for hosting family gatherings or entertaining guests. Off the kitchen you have a spacious utility room fitted with side access. For those who enjoy leisure and entertainment, the property offers a games room where you can unwind and have fun.

As you head to the first floor you will find four double bedrooms and a stunning family bathroom. The large princeable bedroom benefits from a large balcony overlooking the garden, beautiful bespoke fitted wardrobes leading to the large en suite with slipper bath, his and hers wash basins, separate shower and W/C.

The second floor features a further large double bedroom with space for a sitting area, guest bedroom and family bathroom.

Outside, the landscaped garden exudes tranquillity and charm, with external lighting.

Located in a cul de sac and just a short walk from the picturesque Knighton Woods, this property provides a peaceful retreat away from the hustle and bustle of city life. Whether you're looking for a family home or a place to relax and rejuvenate, this six bedroom detached house offers the perfect sanctuary for modern living.

”

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



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.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

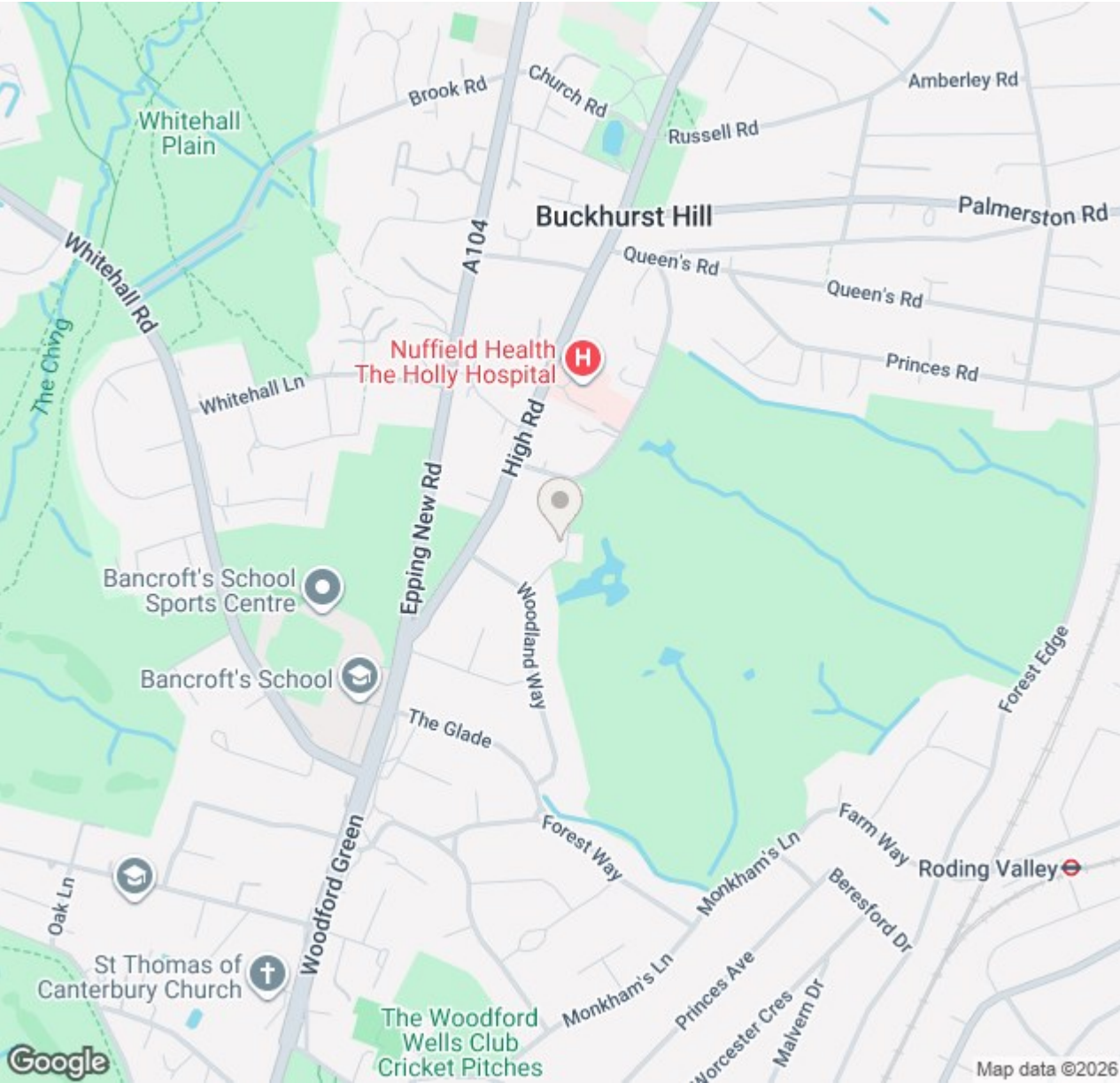
N
E
E
D

T
O

K
N
O
W

Sqft 4400 Sq Ft	Type House - Detached	Style 1930s
Bedrooms 6	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Redbridge	Tax Band G

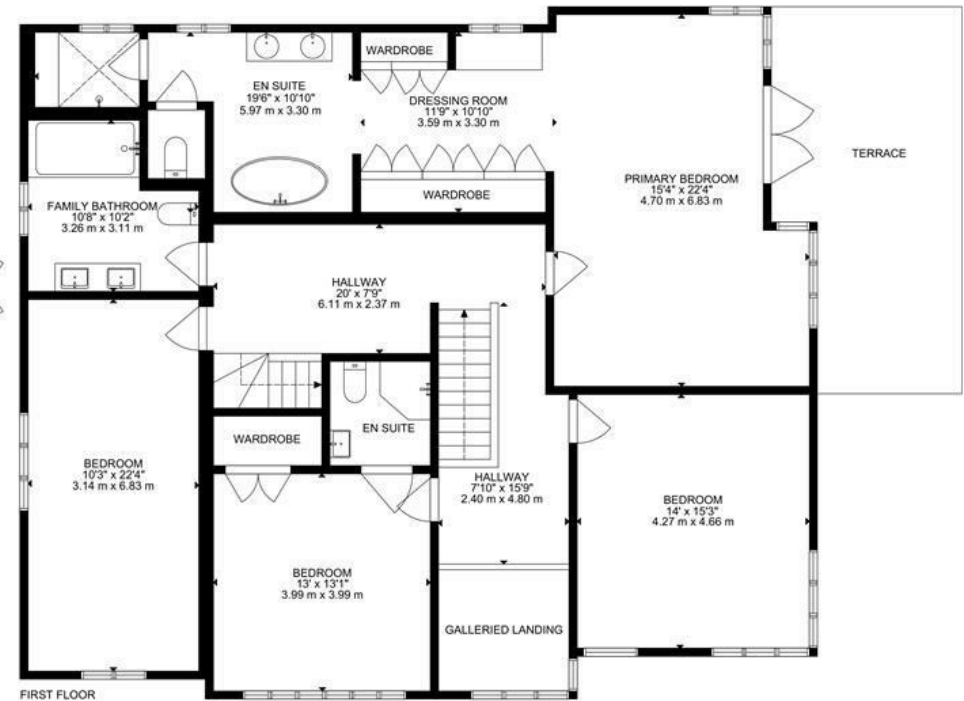
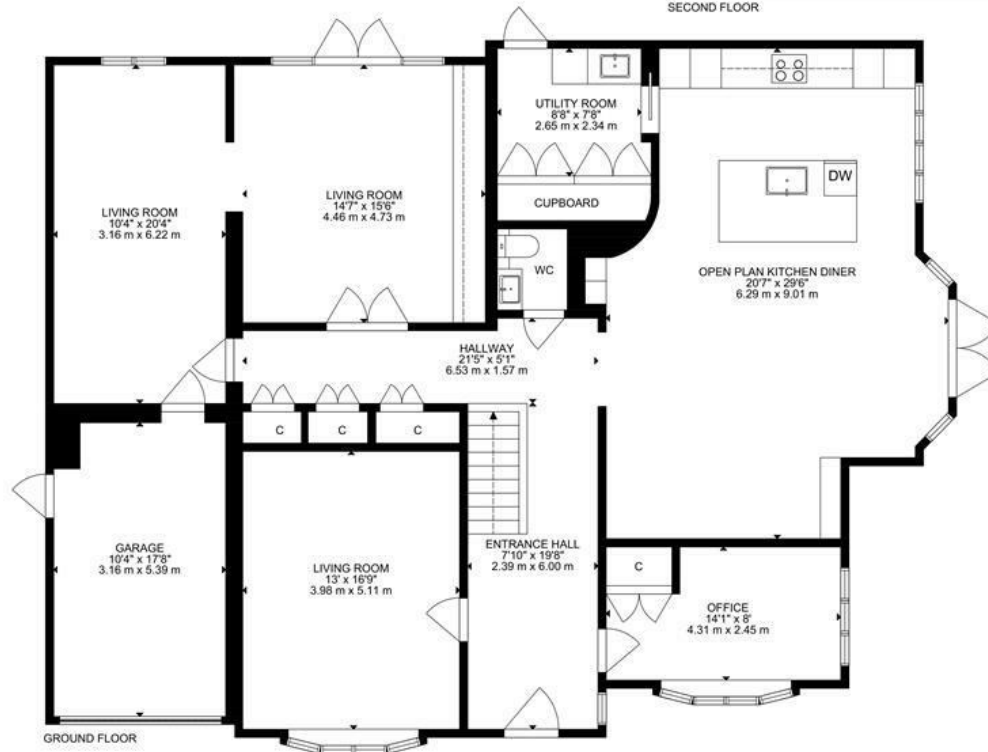
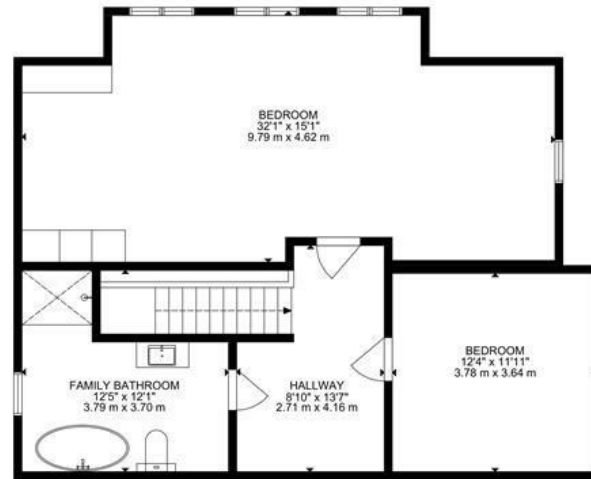
MAP & EPC



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		
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



GROSS INTERNAL AREA
GROUND FLOOR: 167 m², 1797 SQ FT, FIRST FLOOR: 161 m², 1732 SQ FT, SECOND FLOOR: 81 m², 871 SQ FT
EXCLUDED AREAS: GARAGE: 16 m², 172 SQ FT
TOTAL: 409 m², 4400 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.