



Greenstead Gardens, Woodford Green, IG8 7EX
£535,000

Jenkins
Property

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This decoratively well presented three bedroom mid terraced house is located within a peaceful road and overlooking a central green area and has easy access to Woodford Green's central line station and shopping facilities.

Having two reception rooms to the first floor, you will find fitted wardrobes to first and second bedrooms, modern style family bathroom, externally the property benefits from off street parking, the rear garden being southerly facing a early viewing is advised .

- VIEWING DAY SAT 2 JUNE
- Off Road Parking To Front
- Three bedrooms
- Southerly facing garden
- Two reception rooms
- Decoratively well presented
- Gas central heating
- Double glazing
- Convenient For Central Line
- Overlooking large green

Entrance Hall

Double glazed door, two obscure windows to front aspect. Laminate flooring. Understairs storage cupboard, stairs to first floor, covered Radiator. Picture rail. Ceiling light point. Doors to:-

Living Room 13' x 12'2" (3.96m x 3.71m)

Double glazed bay window to front aspect. Gas fireplace being inset to chimney breast with mosaic tiled edging, radiator, picture rail. Ceiling and wall light points.

Dining Room 11'3" x 10'9" (3.43m x 3.28m)

Double glazed sliding door leading to the rear garden. Radiator. Ceiling light point. Picture rail, laminate flooring, double doors opening between living and dining room.

Fitted Kitchen 7'8" x 7'3" (2.34m x 2.21m)

Fitted with white wall and base units with ample work tops, inset stainless steel sink with mixer tap, tiled splash backs to walls, space suitable for cooker, fridge/freezer and washing machine, Double glazed stable style door leading to garden and window to rear aspect.

First floor landing

Storage cupboard. Loft access. Picture rail. Ceiling light point. Doors to all bedrooms and bathroom

Bedroom One 12'2" x 11'6" (3.71m x 3.51m)

Double glazed bay window to front aspect. Fitted wardrobes to one wall. Picture rail. Radiator. Ceiling light point.

Bedroom Two 11'6" x 10'9" (3.51m x 3.28m)

Double glazed window to rear aspect. Fitted wardrobes to one wall. Picture rail. Radiator. Ceiling light point.

Bedroom Three 7'10" x 6'9" (2.39m x 2.06m)

Double glazed window to front aspect. Picture rail. Radiator. Ceiling light point.

Family Bathroom 6'8" x 5'10" (2.03m x 1.78m)

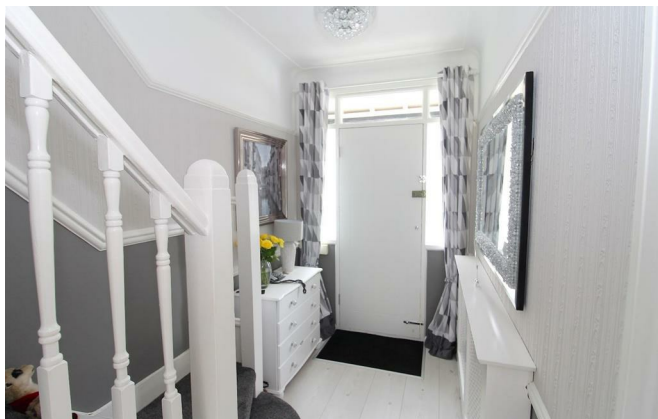
White suite comprising of paneled bath with shower screen, mixer tap and shower attachment. Pedestal wash basin. Close coupled wc. Double glazed obscure window to rear aspect. Tiled walls. Radiator. Ceiling light point.

Front Garden

The front garden currently provides off street parking.

Rear Garden

Southerly facing rear garden of approx 60ft commencing with patio area with the remainder being mainly laid to lawn. Timber shed to the rear.



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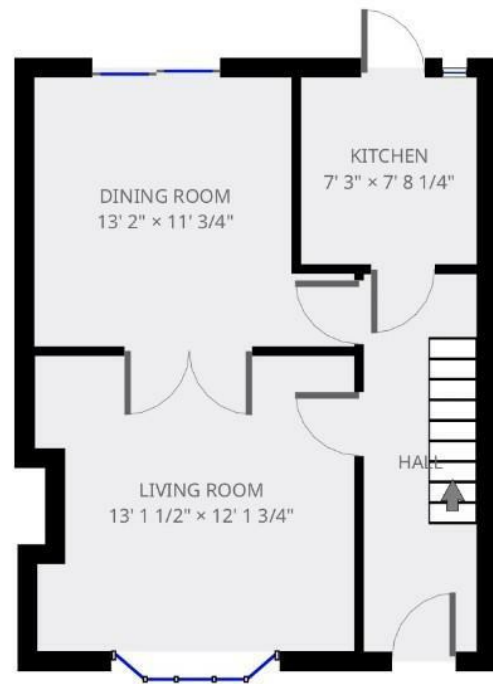


Statistics

871 sq ft

Google

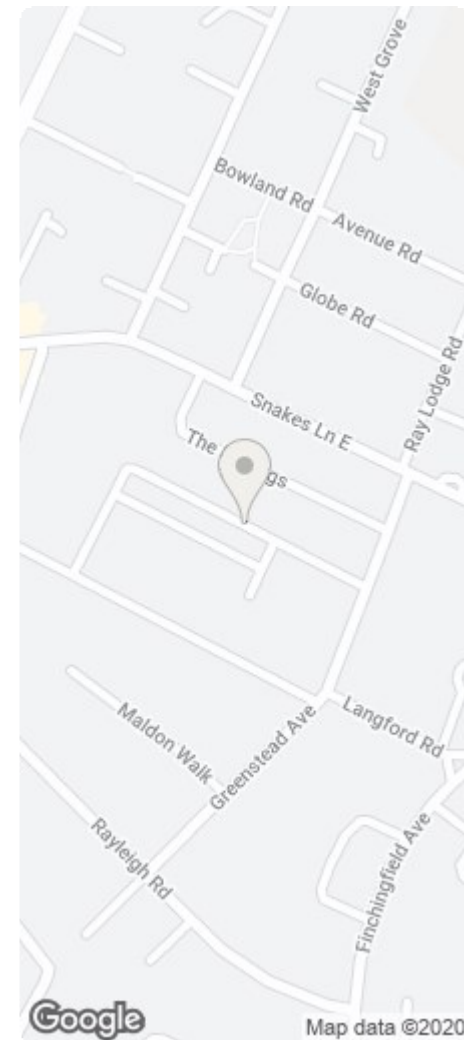
Ground Floor



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0' 2' 4' 6' 8' 10' 1:61

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Your energy efficient - lower running costs | | | |
| 92-100 | A | | 86 |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 48-54 | E | | |
| 39-47 | F | | |
| 31-38 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Your environmentally friendly - lower CO ₂ emissions | | | |
| 92-100 | A | | 87 |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 48-54 | E | | |
| 39-47 | F | | |
| 31-38 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

