



Ray Lodge Road, Woodford Green, IG8

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Located just a stone's throw away from Woodford Central Line Station, this deceptively spacious, split-level maisonette offers nearly 800 sq ft of internal living accommodation, ideal for the first-time buyer.



Leasehold

- Split Level Maisonette
- 0.3 Miles To Woodford Central Line Station
- Good to local Schooling
- Well Presented Throughout
- Lift Access To All Floors
- Two Double Bedroom

This well-presented duplex apartment spans the second and third floors, offering a spacious and practical layout. On the second floor, you'll find a large reception room ideal for entertaining or relaxing, with a separate modern kitchen designed for both everyday living and hosting. There's also a convenient store room located near the entrance for additional storage.

Upstairs on the third floor, the property features two well-proportioned bedrooms, both offering ample natural light. A stylish bathroom serves this floor, complete with a bath and integrated fittings. The home is thoughtfully arranged to maximise space and comfort across both levels.

This sought-after area is known for its leafy streets, excellent schools, and a strong sense of community, making it especially popular with families and professionals alike. Surrounded by green open spaces such as Epping Forest and Ray Lodge Park, residents enjoy plenty of opportunities for outdoor recreation.

Woodford Green also benefits from a range of local amenities, including independent shops, cosy cafés, and well-regarded restaurants, while excellent transport links via the Central Line provide easy access to Central London, making commuting straightforward. It's a location that truly offers the best of both worlds.

Lease - 104 years remaining
Service Charge - £757.50 PA
Ground Rent - £10 PA





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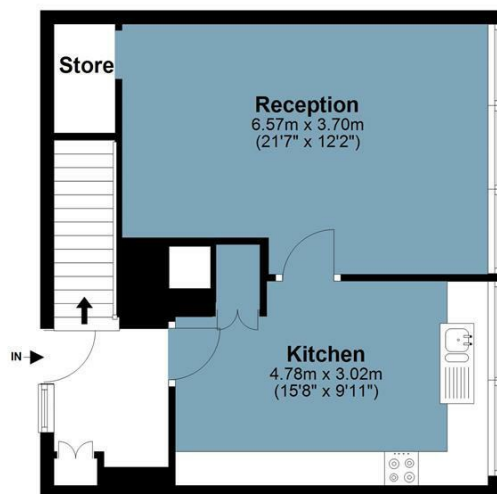
Approx. Gross Internal Area 73.7 Sq M (793.3 Sq Ft)

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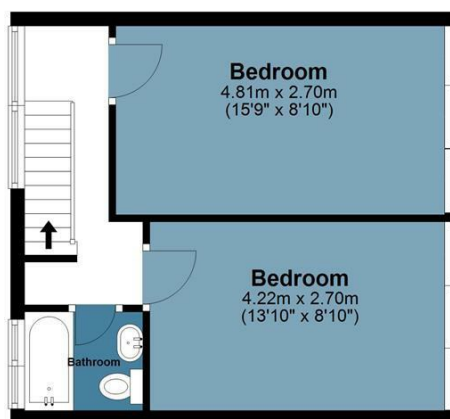
Second Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Third Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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