



**ABSOLUTE**  
PROPERTY

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**66 Roding Lane North, Woodford Green  
IG8 8NN**

**Price Guide £300,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

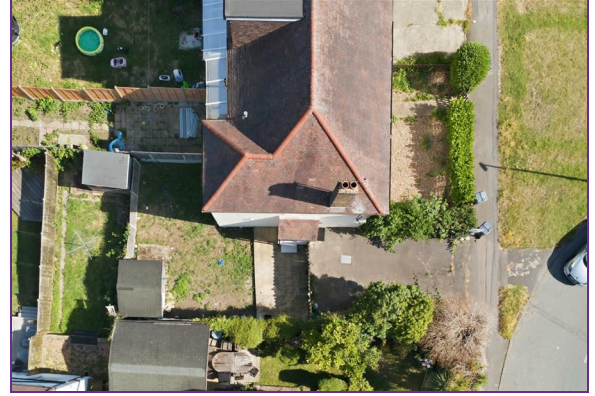
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Absolute Property are delighted to offer this first floor three bedroom maisonette. This sought after location benefits from local shops and amenities nearby as well as Claybury Park open space area offering outdoor activities.

This property offers great living space with a total area of 65.3 sq meters: a bright and spacious reception room, separate modern fitted kitchen with good storage space, contemporary tiled bathroom, three good size bedrooms, double glazed windows, GSH and access to a loft area. Further benefits include private parking, direct access to rear garden and shed. Long lease 120 years (no service charges or ground rent) Excellent opportunity for a first time buyer or investor to buy this chain free property. Viewing highly recommended.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
62	62	B	B
55	62	C	B
48	62	D	B
41	62	E	B
34	62	F	B
27	62	G	B

For energy efficiency - higher ranking is better  
For environmental impact - higher ranking is better