



Woodlands Gardens, Woodford New Road, E17 3PS
London





Woodlands Gardens, Woodford New

Nestled in the charming area of Woodlands Gardens, this delightful house on Woodford New Road offers a perfect blend of comfort and convenience. Spanning an impressive 685 square feet, this property boasts a share of freehold, ensuring a sense of ownership and stability for its future residents.

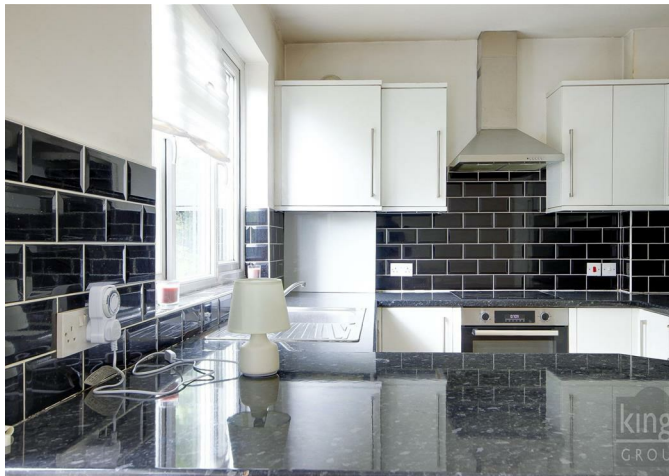
The house features two generously sized double bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise the use of space, making it ideal for both individuals and small families.

One of the standout features of this property is its proximity to the stunning Epping Forest, which is just a short walk away. This natural haven offers a wonderful opportunity for outdoor activities, leisurely strolls, and a chance to connect with nature, making it a perfect retreat from the hustle and bustle of city life.

Additionally, the property is chain free, allowing for a smooth and straightforward purchasing process. This is an excellent opportunity for those looking to settle in a peaceful yet accessible location in London.

In summary, this house in Woodlands Gardens is a rare find, combining spacious living with the beauty of nearby green spaces. It is an ideal choice for anyone seeking a comfortable home in a desirable area.

Offers In Excess Of £475,000



- **Share Of Freehold**
- **Parking**
- **Walking Distance To Epping Forest**
- **Chain Free**

Locality

Epping Forest is just a short stroll away, offering a peaceful escape with its vast green spaces—perfect for weekend walks and outdoor adventures. For something livelier, the vibrant heart of Walthamstow Village is nearby, packed with independent coffee shops, award-winning restaurants, and cosy pubs full of character.

Families are well catered for too, with Whipps Cross Hospital close by and several highly regarded schools within the catchment area.

Getting around is quick and easy. Wood Street Station is just moments away, taking you to Liverpool Street in under 20 minutes. Prefer to walk? A 15-minute stroll through the charming streets of Walthamstow Village brings you to Walthamstow Central and the Victoria Line. Snaresbrook Station and the local High Street are also within comfortable walking distance.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: Share Of Freehold
 Service Charge: £0
 Ground Rent: £0
 Council Tax Band: C
 Council tax Estimate: £2025
 Flood Risk:
 Rivers & Seas: Very Low
 Surface Water: Very Low

Entrance Hall

Double glazed door to front aspect, laminate flooring and double radiator.

- **Juliet Balcony**
- **Two Double Bedrooms**
- **Spacious Loft**
- **First Floor**

First Floor Landing 6'5" x 10'2" (1.97 x 3.10)

Double radiator, carpeted flooring and power points.

Bathroom 6'3"x 7'10" (1.93x 2.40)

Double glazed window to front aspect, Vinyl flooring, extractor fan, heated towel rail radiator, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and vanity under, low level flush w/c.

Lounge/Diner 12'6" x 16'0" (3.82 x 4.90)

Double glazed French door and windows to rear aspect, spotlights, double gas radiator, laminate flooring and power points.

Kitchen 6'6" x 8'6" (2.00 x 2.61)

Double glazed window to rear aspect, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor fan with hood, integrated fridge freezer, plumbing for washing machine, spotlights and power points.

Bedroom One 12'10" x 12'5" (3.93 x 3.79)

Double glazed bay window to front aspect, double gas radiator, carpeted flooring, TV aerial point and power points.

Bedroom Two 7'2" x 15'2" (2.20 x 4.63)

Double glazed window to rear aspect, double gas radiator, carpeted flooring and power points.

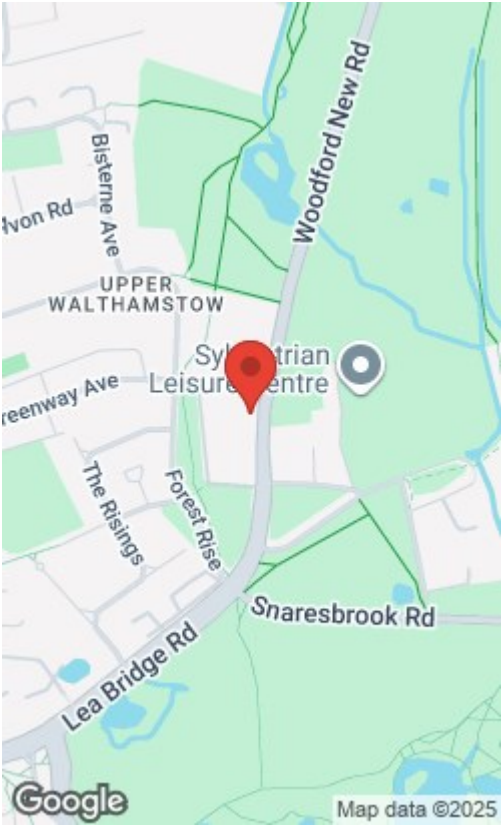




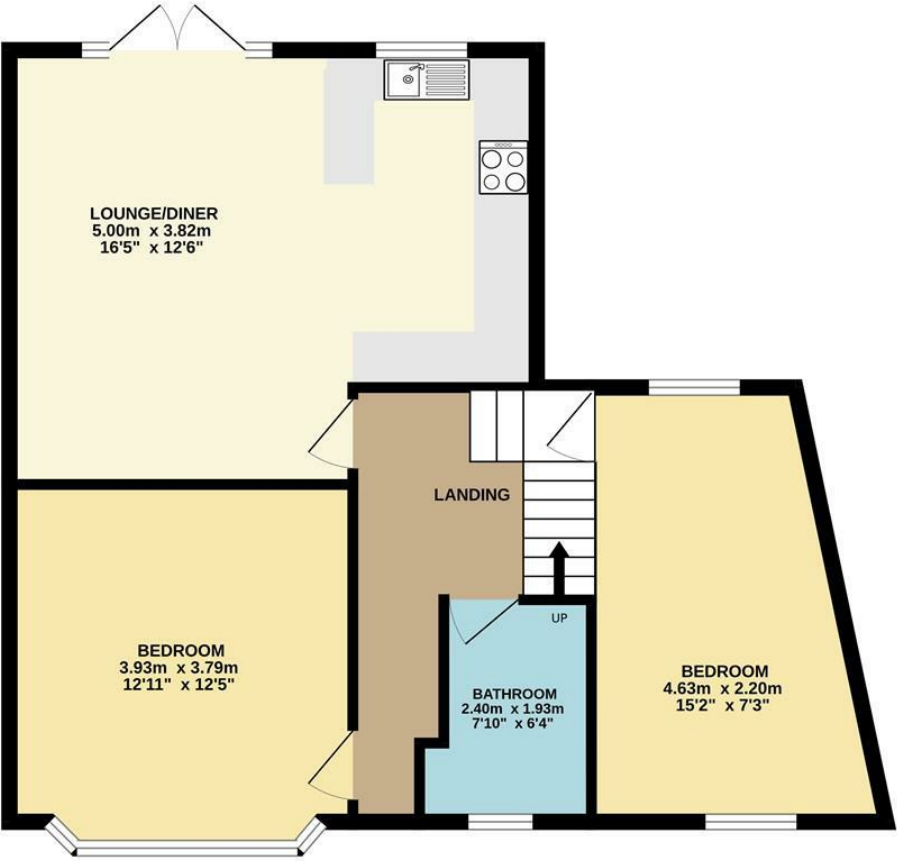




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



FIRST FLOOR FLOOR
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

248 Hoe Street, Walthamstow, London,
E17 3AX
T: 020 8521 1122
E:
www.kings-group.net

