



Woodlands Gardens, Woodford New Road, E17 3PS  
London









# Woodlands Gardens, Woodford New Road, E17

Nestled in the charming area of Woodlands Gardens, this delightful house offers a perfect blend of comfort and convenience. The property is ideal for those seeking a cosy yet functional living space. One of the standout features of this home is its private garden, providing a serene outdoor retreat for relaxation or entertaining guests.

The property comes with the added benefit of parking, ensuring that you will never have to worry about finding a space for your vehicle. Additionally, it boasts a share of freehold, which offers a sense of ownership and stability that is often sought after in the housing market.

For those who commute, the location is particularly advantageous, as it is within walking distance to Wood Street Station. This makes it easy to access central London and beyond, making it an excellent choice for professionals or anyone who enjoys the vibrancy of city life while still appreciating the tranquillity of a suburban setting.

Furthermore, the property is chain free, allowing for a smooth and straightforward purchasing process. This house in Woodlands Gardens presents a wonderful opportunity for first-time buyers, downsizers, or investors looking to add to their portfolio. With its appealing features and prime location, this property is not to be missed.

## Offers In Excess Of £550,000



- Chain Free
- Two Double Bedrooms
- Share of Freehold
- Walking Distance To Wood Street Station

- Ground Floor
- Private Garden
- Parking
- Walking Distance To Epping Forest

#### 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

#### Hallway 3'3" x 16'0">2'7" x 6'6" (1.00 x 4.90>0.79 x 2.00)

Double glazed door to front aspect, two double gas radiators, laminate flooring, smoke alarm and power points.

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

Double glazed window to rear aspect and door leading to garden, spotlights, double gas radiator, laminate flooring, power points.

#### Kitchen 6'8" x 8'6" (2.04 x 2.61)

Double glazed window to rear aspect, laminate flooring, walls with tiled splash backs, integrated cooker with electric oven and hob, extractor fan with hood, sink with drainer unit, plumbing for washing machine, integrated fridge freezer and power points.

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

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

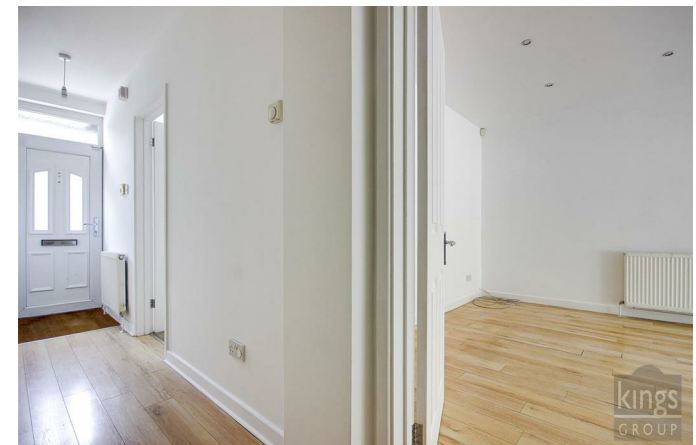
#### Bedroom Two 8'2" x 15'3">11'8" (2.50 x 4.65>3.57)

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

#### Bathroom 4'5"<6'6" x 8'0" (1.35<2.00 x 2.44)

Double glazed window to rear 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.

#### Garden









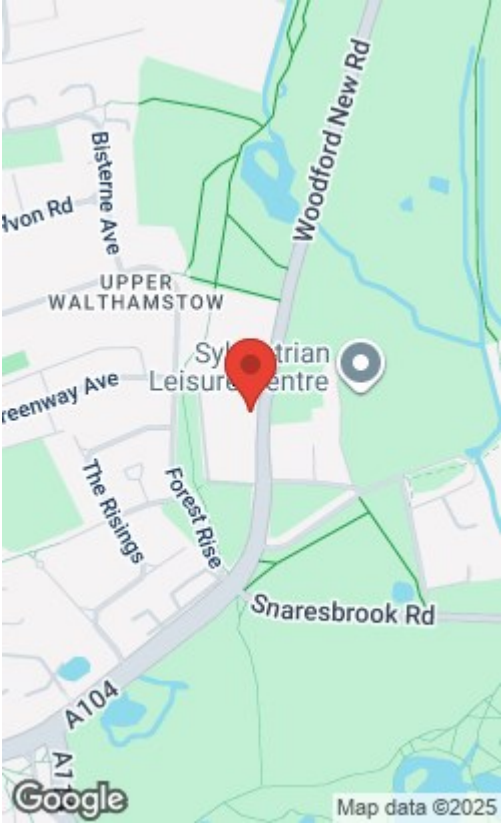




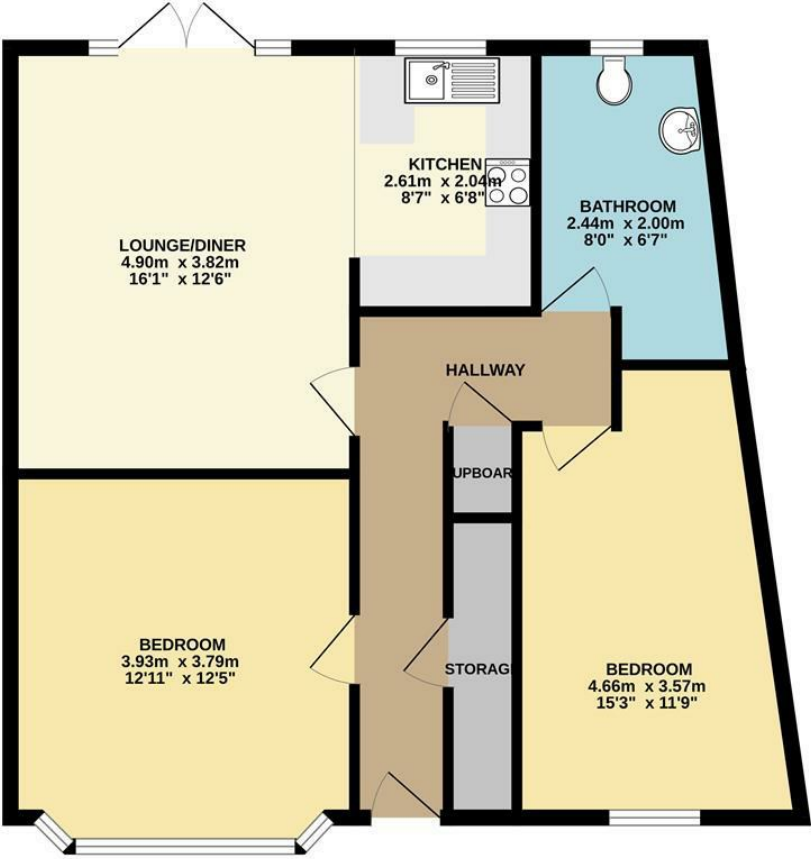




| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|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



GROUND FLOOR  
70.1 sq.m. (755 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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.  
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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.

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