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**Woodlands Gardens, Woodford New Road,  
London, E17 3PS**  
**Offers In Excess Of £500 000**



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.

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  
Serice 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.

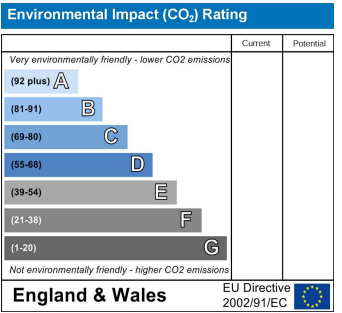
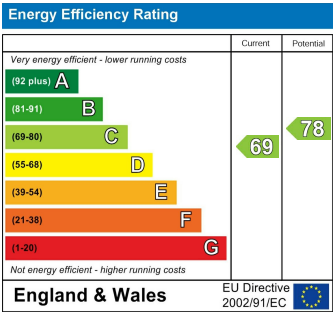
**Kitchen**  
**6'8" x 8'6" (2.04 x 2.61)**  
Double glazed window to rear aspect, laminate flooring, walls with tiled splash backs, integrated cooker with electric oven and hob, extractor fan with hood, sink with drainer unit, plumbing for washing machine, integrated fridge freezer and power points.

**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.

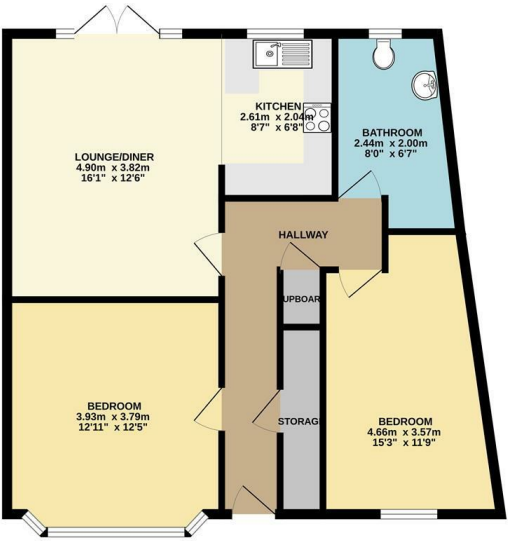
**Bedroom Two**  
**8'2" x 15'3">11'8" (2.50 x 4.65>3.57)**  
Double glazed window to front aspect, carpeted flooring, double radiator, power points and TV aerial point.

**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 showed attachment, hand wash basin with mixer tap and vanity under, low level flush w/c.

Garden



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



TOTAL FLOOR AREA: 75.0 sq.m. (807 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, doors and any other items are approximate and are not intended to be used as a basis for any financial or other transaction. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.  
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