

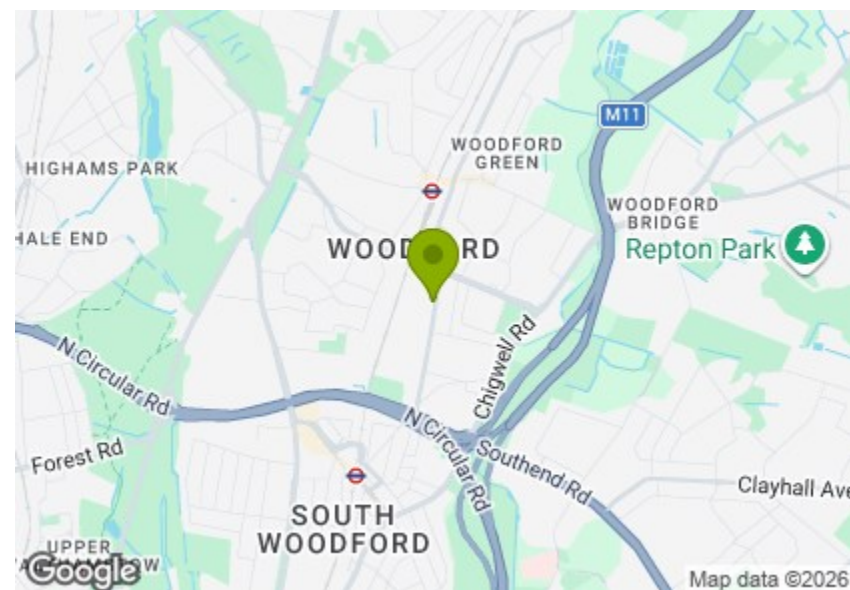
ST. BARNABAS ROAD, WOODFORD GREEN Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- Three Bedroom 1930's Semi
- Drop Kerb With Driveway Potential
- Two Reception Rooms
- Mature West Facing Garden - 82ft
- Quality Double Glazing & Window Shutters
- Newly Decorated Throughout
- Potential For Loft & Rear Extensions
- Woodbridge School Location

A handsome three bedroom 1930s semi in Woodford Green, set in the sought-after Woodbridge School area. With Woodford station within easy reach, open green space close by and both Woodford Green and South Woodford nearby, this is a home that balances a leafy, residential setting with everyday convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IF YOU LIVED HERE...

There is a lovely sense of proportion to a 1930s house, and this one makes the most of it. Newly decorated throughout, it feels bright, calm and easy to settle into, with quality double glazing and window shutters bringing a smart finish as well as a practical one. The two reception rooms give you welcome flexibility, whether you want a more formal sitting room, a separate dining space, or somewhere to work from home without taking over the rest of the house.

Across the home, the presentation is clean and considered, with a neutral look that lets the natural light do the talking. It is the kind of place that feels ready for day-to-day life straight away, while still offering plenty of scope for the future. The drop kerb already adds to that sense of practicality, with driveway potential in place, and there is also clear potential for both loft and rear extensions, subject to the usual permissions.

To the rear, the west-facing garden stretches to around 82 feet, giving you a generous outdoor backdrop that will come into its own in the warmer months. Mature planting helps it feel established

and private, with plenty of room for dining, gardening or family time outside.

WHAT ELSE?

Woodbridge High School is right here on St Barnabas Road, which makes this a particularly well-placed spot for families looking at the local school catchment.

Knighton Wood and Lords Bushes are close by for woodland walks and a little more breathing room, while the wider pull of Epping Forest is one of the area's biggest draws.

South Woodford's George Lane is within easy reach for cafés, restaurants, the Odeon cinema and local favourites including Bobo & Wild, while Woodford station offers Central line links into Liverpool Street in about 20 minutes.



A WORD FROM THE OWNER...

"This house was built in 1935 and has only been owned by two families. It is in a great location, excellent condition, in a beautiful neighbourhood with amazing transport links."

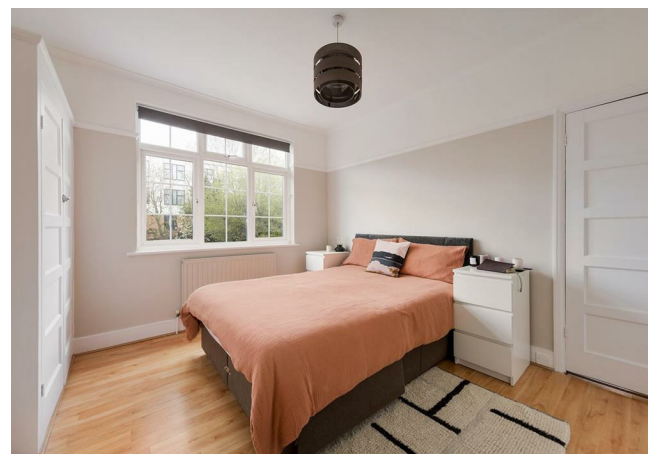
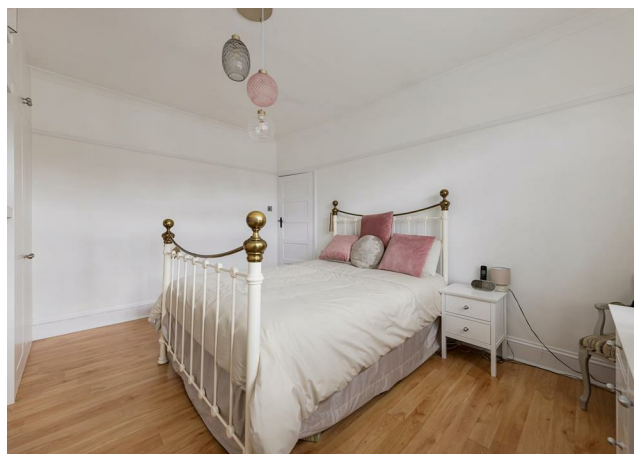
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Reception Room
12'8" x 14'5"

Bedroom
11'6" x 14'5"

Reception Room
11'11" x 15'4"

Bedroom
11'2" x 11'10"

Kitchen
6'4" x 11'6"

Bathroom
7'1" x 7'9"

Lean To

Garden
22'11" x 82'0"

Bedroom
6'9" x 10'4"



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