

## UPLANDS ROAD, WOODFORD GREEN Offers In Excess Of £625,000 Freehold 4 Bed House



### Features:

- Four Bedrooms and Study
- Mid Terrace
- Off Street Parking
- Garage
- Well Presented
- Extended Kitchen
- Loft Converted
- Residential Location With Excellent Transport Links
- Short Walking Distance to Roding Valley Park
- West Facing Garden

Tucked away in a peaceful setting surrounded by the greenery Woodford is known for, this spacious four-bedroom home is arranged over three well planned floors. With a bathroom on each level, it offers flexible family living, complemented by a bright kitchen/diner extension, a separate living room and an additional study.

Outside, the west-facing garden provides a great spot to enjoy afternoon and evening sunshine, while a private driveway and garage add valuable off-street parking and storage.

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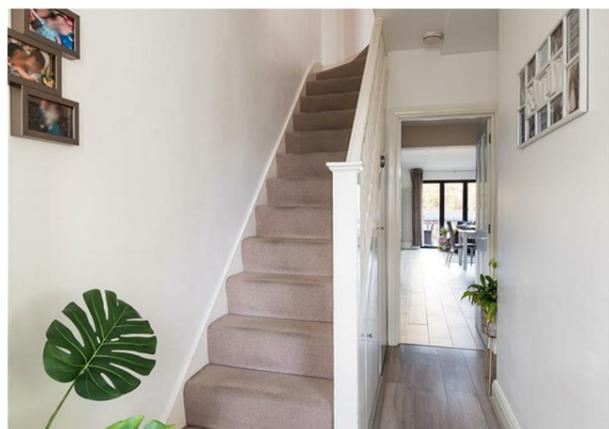
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### IF YOU LIVED HERE...

It's hard not to be impressed by the sense of space on offer here. Extending to over 1,350 square feet, the layout provides plenty of flexibility to shape the home around your lifestyle.

Arriving via the driveway, you step into a smart porch that sets the tone. To the right, the living room is filled with natural light from large windows. To the rear, the kitchen/diner extension is a real standout, featuring sleek units, integrated appliances and a breakfast bar, creating a perfect space for everyday living and entertaining. A convenient shower room completes the ground floor.

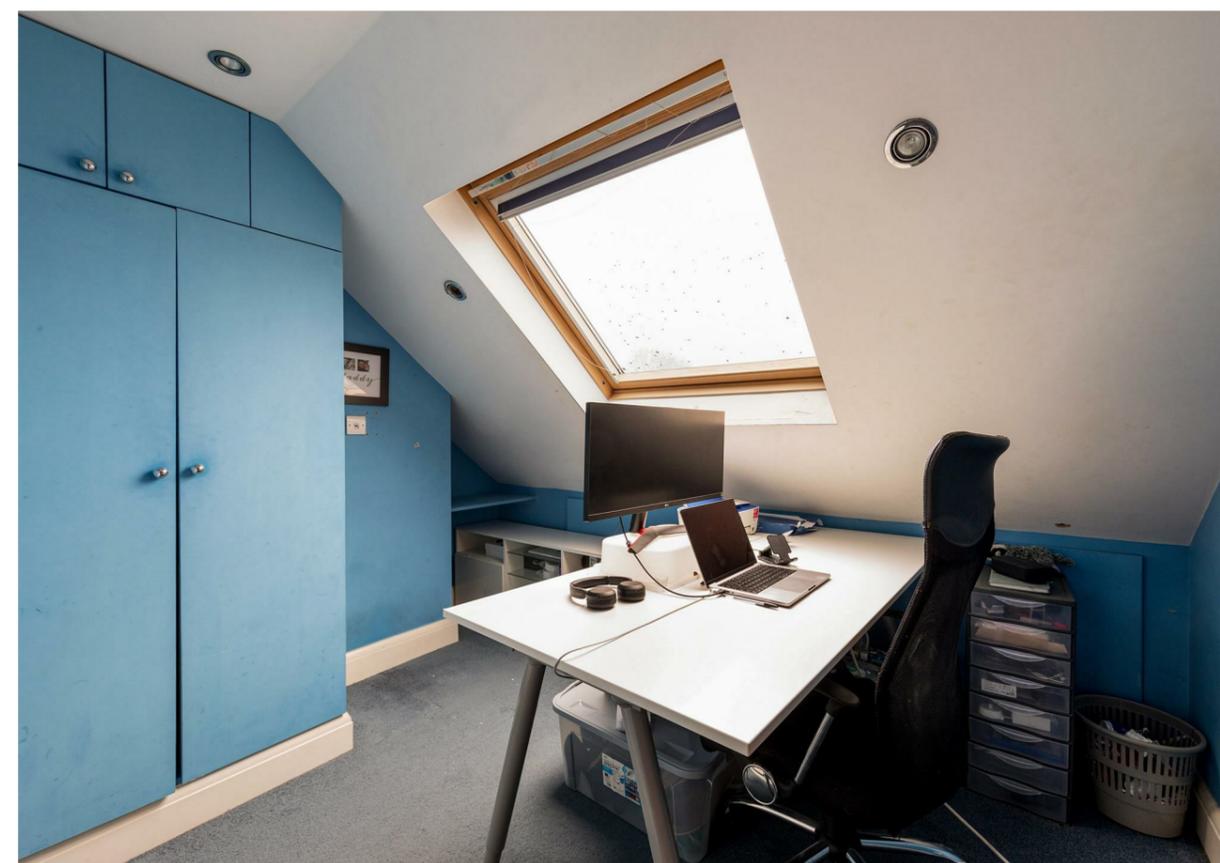
On the first floor, there are two well-proportioned bedrooms, a separate study, and a thoughtfully designed family bathroom. The second floor offers two further bedrooms, one benefiting from useful eaves storage, along with an additional shower room, providing excellent flexibility.

Outside, the west-facing garden is ideal for enjoying afternoon and evening sunshine, with a low-maintenance lawn and decked patio

offering plenty of space to relax or entertain. For even more green space, Claybury Park and Roding Valley Park are close by, while the shops and amenities of Chigwell Road are just a short walk away.

### WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Parents will be delighted to find that there are some brilliant primary and secondary schools in the area - one of the reasons why this area has become so popular.
- Woodford station (Central line, Zone 4) is just over a mile away, while Stansted airport is only around a 35 minute drive away - perfect for holidays.



### A WORD FROM THE OWNER...

"We are undertaking an international relocation, offering prospective buyers a definitive and reliable path to completion without the dependencies of a complex onward chain.

To maximize the property's functional efficiency, we significantly upgraded the layout to eliminate wasted space. The ground floor has been intentionally configured to ensure a seamless flow for daily family life, creating a highly usable and accessible environment that goes beyond what standard floor plans convey.

The property offers a peaceful setting that balances suburban tranquility with easy access to local conveniences. Beyond the location itself, the immediate community has been wonderful. We have had a fantastic experience with our neighbours and have never encountered any issues during our time here, making it a genuinely secure and welcoming place to call home."

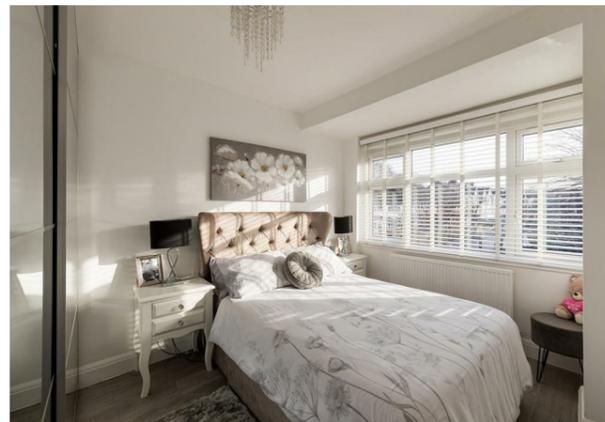
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**Living Room**  
12'0" x 8'10"

**Shower Room**  
8'0" x 7'2"

**Kitchen**  
11'8" x 4'11"

**Reception Room**  
18'6" x 13'0"

**Study**  
5'4" x 5'1"

**Bedroom**  
12'1" x 8'8"

**Bedroom**  
12'10" x 7'8"

**Bathroom**  
6'7" x 6'2"

**Bedroom**  
10'11" x 7'11"

**Bedroom**  
9'6" x 6'6"

**Shower Room**  
6'6" x 4'10"

**Garden**  
59'0"

**Garage**  
17'1" x 9'1"



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