

ST. BARNABAS ROAD,
WOODFORD GREEN,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Extended 1930's terraced house | Accommodation over three floors | Five bedrooms & two bathrooms | Two spacious reception rooms | L-shaped fitted kitchen | Guest cloakroom | West facing rear garden with outbuilding | Excellent location for schools & Central Line | EPC rating D59 | Council Tax band E

Guide Price
£725,000



A substantial 1930's terraced property which has been extended both to the ground floor and also into the loft to create a wonderful family home. Features include two reception rooms, an I-shaped fitted kitchen, guest cloakroom and upstairs are five bedrooms and two bathrooms, with parking to the front and a wonderfully mature west facing rear garden with summerhouse.

Location

The property is well located approximately 1/2 a mile from both Woodford & South Woodford Central Line Stations with their direct links to the City, West End and Canary Wharf. For road users the M11, M25, North Circular Road and routes into London are close by with plenty of bus routes on hand. There are local shops at both Snakes Lane and The Broadway, and supermarkets close by. Woodford Green is a popular choice for families, with an excellent range of both state and independent schools, and with Epping Forest and a wide selection of sports clubs close by, you will never be short of leisure pursuits.

Interior

The ground floor accommodation commences with a spacious entrance hall with stairs to the upper floors and an understairs storage cupboard. There are two spacious reception rooms presently used as a sitting room to the front aspect and then a separate dining room which opens onto the kitchen to make a wonderfully spacious family space. The L-shaped kitchen is fitted with an extensive range of Shaker style units with contrasting granite effect worktops and there is ample space for appliances and storage alike. On the first floor are the traditional two double bedrooms, a single room and the family bathroom; all well appointed and presented, whilst on the top floor are a further two bedrooms, a modern shower room and there is plenty of storage within the eaves.

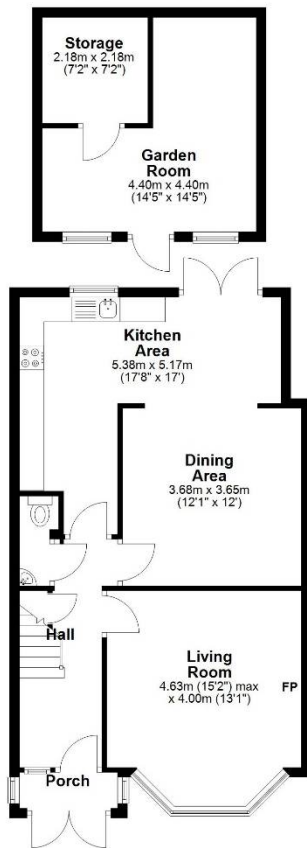
Exterior

The front garden has been block paved to offer parking for two cars. The rear garden is a real treat, west facing and approximately 70ft in length with a patio area, lawn, mature tree and shrub borders, and to the rear is a garden room which offers storage space and room for an office, gym or playroom and there is a gate to the rear giving access to a shared driveway.



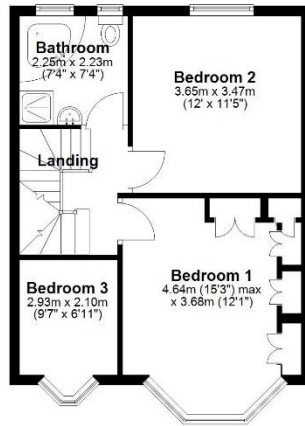
Ground Floor

Main area: approx. 64.1 sq. metres (689.8 sq. feet)
Plus outbuildings, approx. 11.4 sq. metres (122.8 sq. feet)



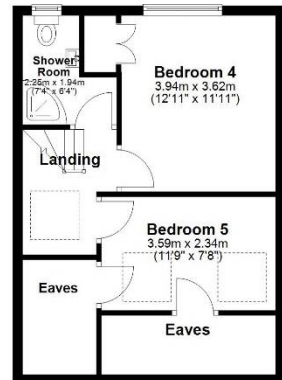
First Floor

Approx. 43.5 sq. metres (465.5 sq. feet)

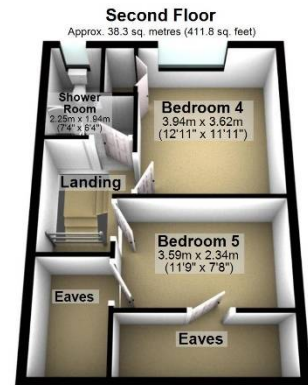
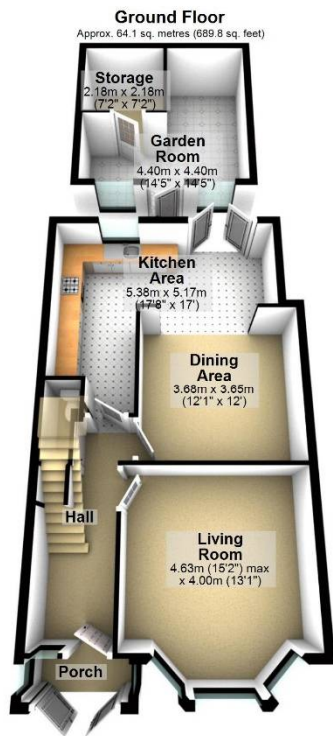


Second Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Main area: Approx. 145.9 sq. metres (1570.1 sq. feet)
Plus outbuildings, approx. 19.4 sq. metres (208.8 sq. feet)



Total area: approx. 165.3 sq. metres (1778.8 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 20th September, 2024