

BUTLER & STAG



84 Abbotsford Gardens, Woodford Green

Woodford Green

Guide Price £1,000,000



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Woodford Green

This substantial and beautifully arranged family home offers versatile living space, thoughtfully laid out across three floors to suit modern family life.

- Guide Price £1,000,000 - £1,050,000
- Semi Detached Family Home In The Churchfields/Woodbridge Catchment
- Four Bedrooms/Two Bathrooms
- Spacious Kitchen/Dining/Lounge Area
- Utility Room/Downstairs WC
- Separate Study/Playroom
- Master Bedroom With En-Suite





The ground floor features a welcoming entrance hallway leading to a comfortable front reception room, ideal as a cosy lounge. To the rear, the property opens into an impressive open-plan kitchen, dining and family room, creating the perfect space for everyday living and entertaining. The kitchen is complemented by a separate utility room and a convenient ground floor WC. A further study provides an excellent home office or optional fifth bedroom, while a large store room offers superb storage potential.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

The second floor is dedicated to a spacious fourth bedroom, making an ideal guest suite, teenager's retreat or additional workspace, with useful eaves storage on either side.

This flexible home is perfectly suited to growing families, offering multiple reception areas, excellent storage and adaptable accommodation throughout.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



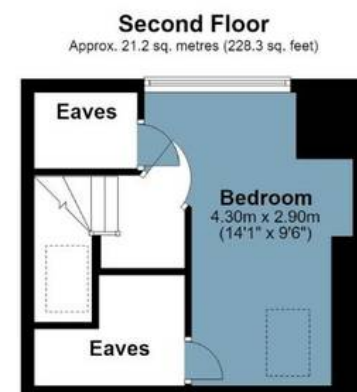
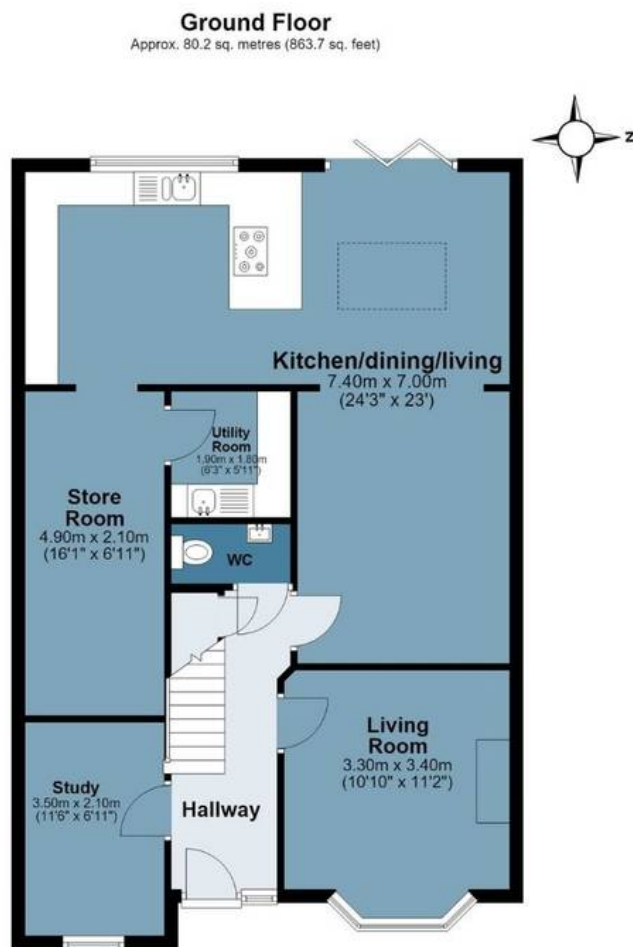




Abbotsford Gardens

Approx. Gross Internal Area 152.5 sq. metres (1641.3 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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