

BUTLER & STAG

3 Harold Road, Woodford Green
Woodford Green

Guide Price £850,000



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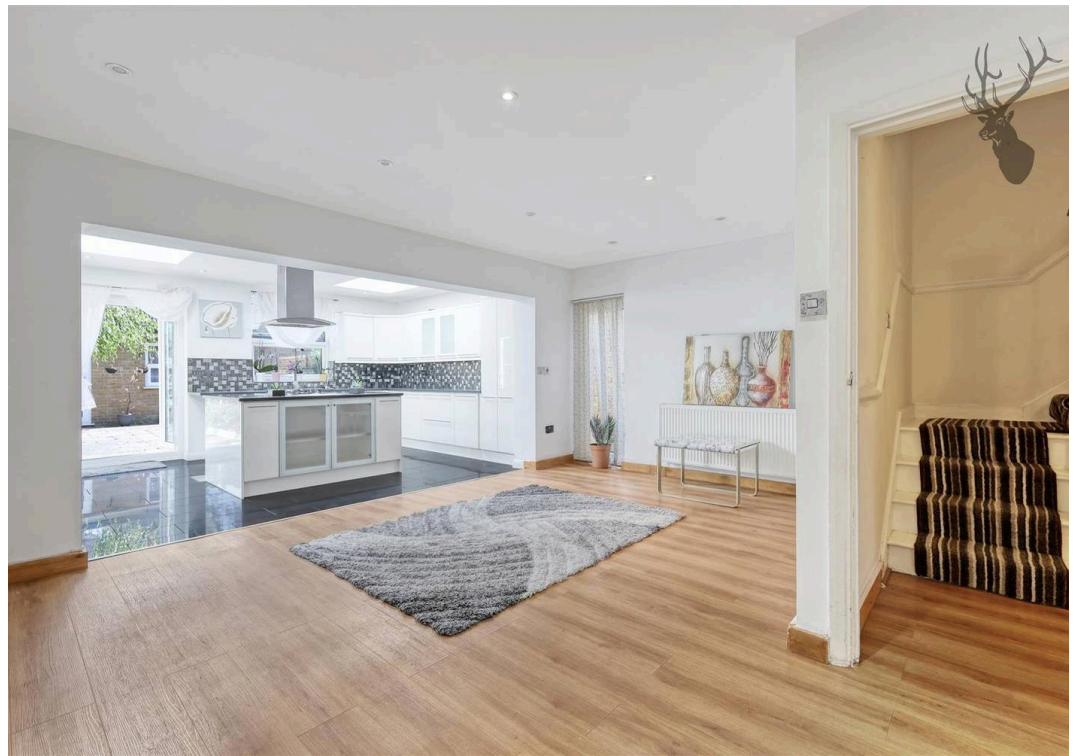
Guide Price £850,000–£875,000. This impressive four double bedroom detached town house offers a superb blend of space, style, and versatility, making it an ideal choice for families and professionals alike.

- £850,000–£875,000 Guide Price
- Detached Town House – Four Double Bedrooms/Two Bathrooms
- Spacious Open Plan Kitchen/Lounge/Diner
- Separate Formal Reception
- Detached Brick Build Outbuilding
- Balcony Facing The Park
- Off-Street Parking For Two Vehicles
- Set Just Off Churchfields Within A Stones Throw From Churchfields Infant School (Rated Ofsted Outstanding)
- Short Distance To South Woodford Shops/Bars/Restaurants
- Chain Free



The heart of the home is a stunning open plan kitchen, lounge, and dining area, designed for both relaxed family living and effortless entertaining. Integrated appliances, generous worktop space, and sleek cabinetry ensure the kitchen is as practical as it is attractive, while the adjoining lounge and dining zones provide a welcoming environment for gatherings or quiet evenings in. A separate formal reception room adds further flexibility, perfect as a refined space for entertaining guests or as a peaceful retreat for reading and relaxation. Upstairs, the four double bedrooms are thoughtfully arranged, offering ample storage and natural light, with the principal bedroom enjoying access to a private balcony that faces the park, creating a tranquil spot for morning coffee or unwinding at the end of the day. Two well-appointed bathrooms (including an en suite to the principal bedroom) and a ground floor w/c deliver every-day convenience for busy households. Additional highlights include a detached brick-built outbuilding, ideal for use as a home office, gym, or creative studio, and side access for greater practicality. Off-street parking for two vehicles adds further ease, especially for growing families or those who love to entertain. The property is set just off Churchfields, within a stone's throw of Churchfields Infant School (rated Ofsted Outstanding), offering an exceptional educational environment right on your doorstep. With the vibrant shops, bars, and restaurants of South Woodford only a short distance away, you can enjoy a dynamic local lifestyle without sacrificing the peace and privacy of a residential setting. Offered chain free, this home provides a rare opportunity to secure a flexible and beautifully presented property in a sought-after location, ready to move into and enjoy from day one.







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Outbuilding
Approx. 13.1 sq. metres (140.9 sq. feet)

Ground Floor
Approx. 64.9 sq. metres (698.6 sq. feet)

Garden
7.56m x 6.63m
(24'10" x 21'9")

Kitchen
4.05m x 5.05m
(13'3" x 16'7")

Lounge
4.29m x 5.16m
(14'1" x 16'11")

Dining Room
4.95m (16'3") max
x 2.38m (7'10")

WC

Hallway

Store

Stairs

Store

Bedroom
3.00m x 2.75m
(9'10" x 9'1")

Bedroom
3.34m x 2.36m
(10'11" x 7'9")

Bathroom
2.50m x 1.60m
(8'2" x 5'3")

Landing

Living Room
3.68m x 5.20m
(12'1" x 17'1")

Balcony

The floor plan shows a rectangular layout. At the top is a 'Store' room. Below it is a 'Bedroom' (2.71m x 5.37m / 8'11" x 17'8") with a door to the landing. To the left of the landing is a 'Bathroom' (2.32m x 2.86m / 7'7" x 9'5") containing a bathtub, toilet, and sink. The 'Landing' is centrally located and features a staircase. At the bottom is another 'Bedroom' (3.06m x 5.37m / 10' x 17'8") with a door to the landing. A 'Store' room is located at the bottom center.

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Like what you see? Let's talk

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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