



**Price**  
**£475,000**

**Freehold**

2x  1x  1x 

**Uplands Road,  
Woodford Green, Essex,  
IG8**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





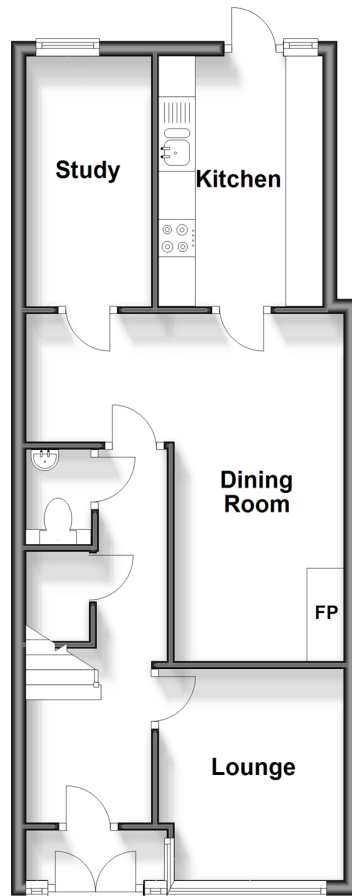
## Main features

- **Converted 2 bedroom mid terraced**
- **Private rear access**
- **Study, ideal for those who work from home**
- **Benefits from both a driveway as well as a garage**
- **Within the catchment area of Roding Primary School**

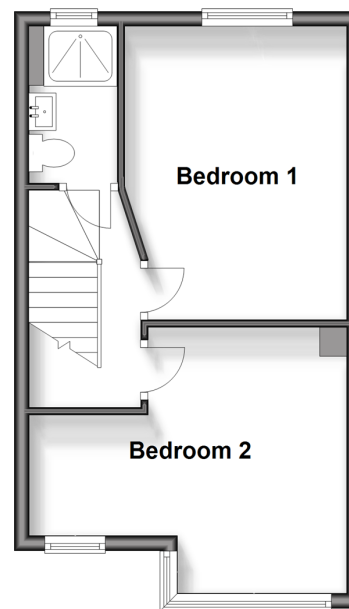
**Call Woodford Green - 020 8505 6343 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

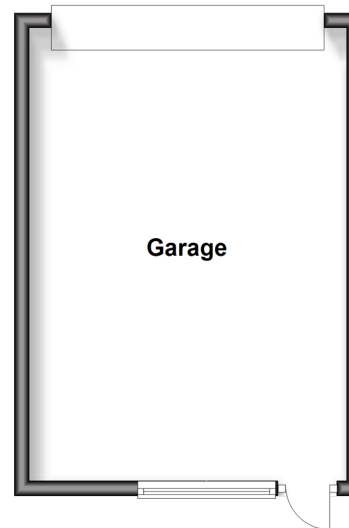
**Ground Floor**  
Approx. 46.7 sq. metres (502.4 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.0 sq. feet)



**Garage**  
Approx. 26.2 sq. metres (282.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 9'4 x 7'9 (2.85m x 2.36m)  
Dining Room: 15'6 x 8'0 (4.73m x 2.44m)  
Kitchen : 10'1 x 7'6 (3.08m x 2.29m)  
Study: 11'0 x 4'4 (3.36m x 1.32m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 11'8 x 9'1 (3.56m x 2.77m)  
Bedroom 2: 14'2 x 12'4 (4.32m x 3.76m)  
Shower Room

### OUTSIDE

Driveway  
Garage  
Rear Garden