



Price
£475,000

Freehold

2x  1x  1x 

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

 **DOUGLAS
ALLEN**
Helping you move forwards



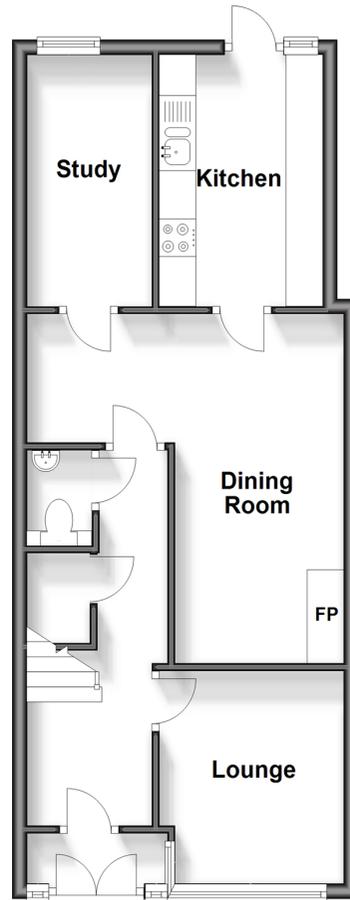
Main features

- **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**

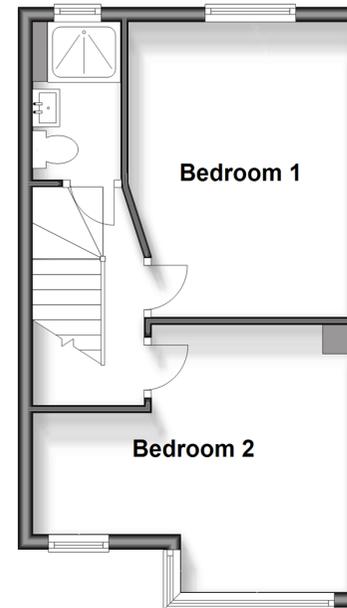
Call Woodford Green - 020 8505 6343 ■ douglasallen.co.uk

- 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



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