



**Price**  
**£545,000**

**Freehold**

4x  1x  1x 

**Ashdon Close,  
Woodford Green, Essex,  
IG8**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Very close to Woodford Station
- Versatile accommodation over three floors
- Some modernisation required but chain-free
- Highly regarded local schools ranging from State/Faith/Grammar and Independent

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Bedroom 3: 11'6 x 8'9 (3.51m x 2.67m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Lounge: 15'2 x 14'7 (4.63m x 4.45m)  
 Dining Area: 8'7 x 8'5 (2.62m x 2.57m)  
 Kitchen: 16'0 x 6'5 (4.88m x 1.96m)

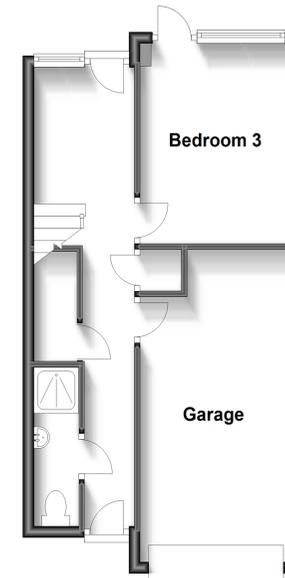
### SECOND FLOOR

Bedroom 1: 15'1 x 8'10 (4.60m x 2.69m)  
 Bedroom 2: 12'9 x 8'4 (3.89m x 2.54m)  
 Bedroom 4: 9'0 x 6'7 (2.75m x 2.01m)  
 Bathroom

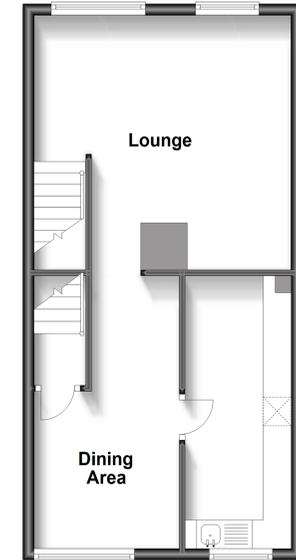
### OUTSIDE

Driveway  
 Garage: 15'2 x 8'10 (4.63m x 2.69m)  
 Courtyard Garden

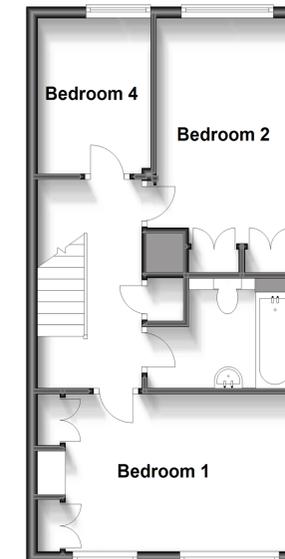
**Ground Floor**  
 Approx. 24.8 sq. metres (267.4 sq. feet)



**First Floor**  
 Approx. 42.9 sq. metres (461.6 sq. feet)



**Second Floor**  
 Approx. 43.1 sq. metres (463.9 sq. feet)



**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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



53618690/20230531/DE/SF