



**Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Stoneycroft Road,  
Woodford Green, Essex,  
IG8**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Period home with courtyard garden
- Good local schools
- Local shops within walking distance, cafes and restaurants
- Woodford Bridge also has an athletics club, fishing lakes, parks and open green spaces

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 26'1 x 9'11 (7.96m x 3.02m)

Kitchen: 10'8 x 8'8 (3.25m x 2.64m)

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'5 (3.71m x 3.48m)

Bedroom 2: 10'8 x 8'8 (3.25m x 2.64m)

Bathroom

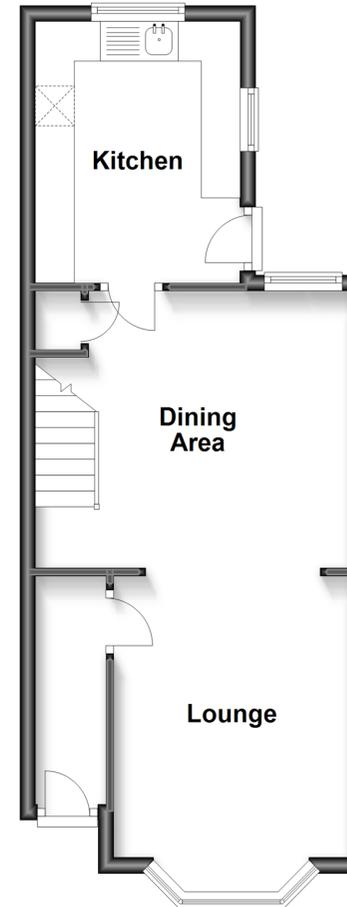
### OUTSIDE

Rear Courtyard Garden

Resident Parking

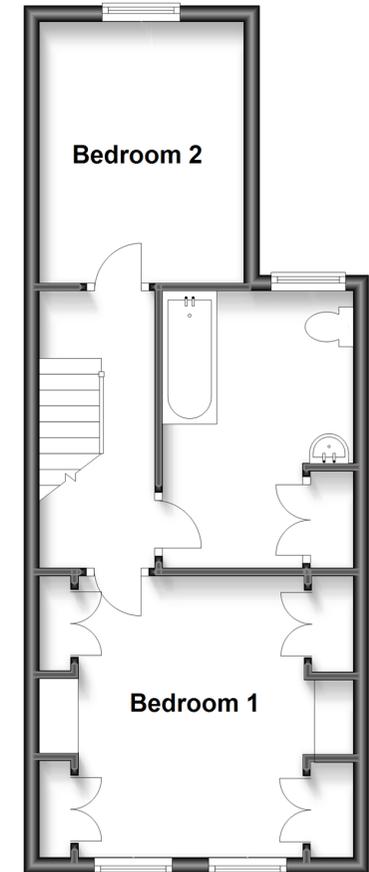
### Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



**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



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