



**Modern  
Auction**

**£400,000  
Freehold**

2x  1x  2x 

**West Grove, Woodford  
Green, Essex, IG8**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 2 bedroom Victorian terrace house
- For sale by Modern Auction T&Cs apply
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Close to Woodford Station with direct access to Stratford and Oxford Street

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 12'4 x 10'8 (3.76m x 3.25m)

Dining Area: 11'1 x 10'8 (3.38m x 3.25m)

Kitchen: 10'2 x 8'6 (3.10m x 2.59m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'5 (4.30m x 3.18m)

Bedroom 2: 10'6 x 8'8 (3.20m x 2.64m)

Bathroom

Separate Toilet

### OUTSIDE

Front and Rear Garden



### Nearest Schools

Primary Schools: Ray Lodge  
Primary 0.5 miles, Roding Primary  
1.0 miles, Buckhurst Hill Community  
Primary 1.2 miles

Secondary Schools: Woodbridge  
High School 0.9 miles

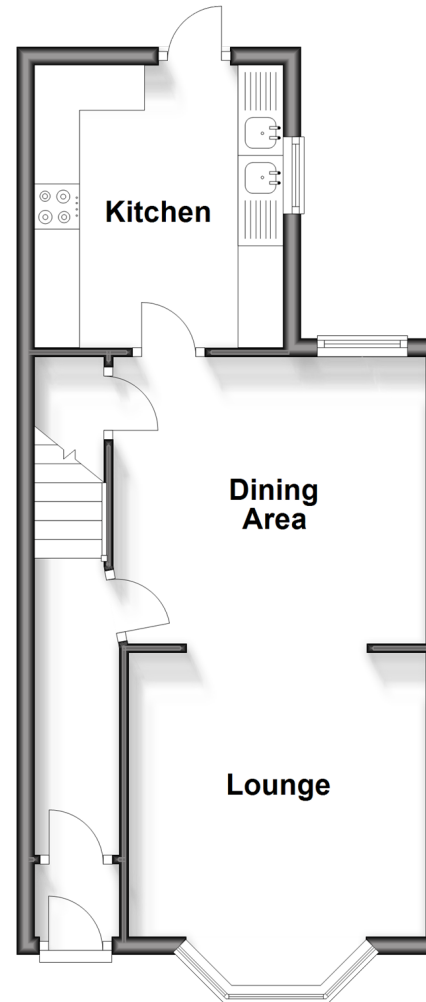


### Transport Information

Train Stations: Highams Park 3.1  
miles, Leytonstone High Road 3.5  
miles, Leyton Midland Road 3.5  
miles  
Underground Roding Valley 0.8  
miles, Woodford 1.2 miles, Chigwell  
1.5 miles

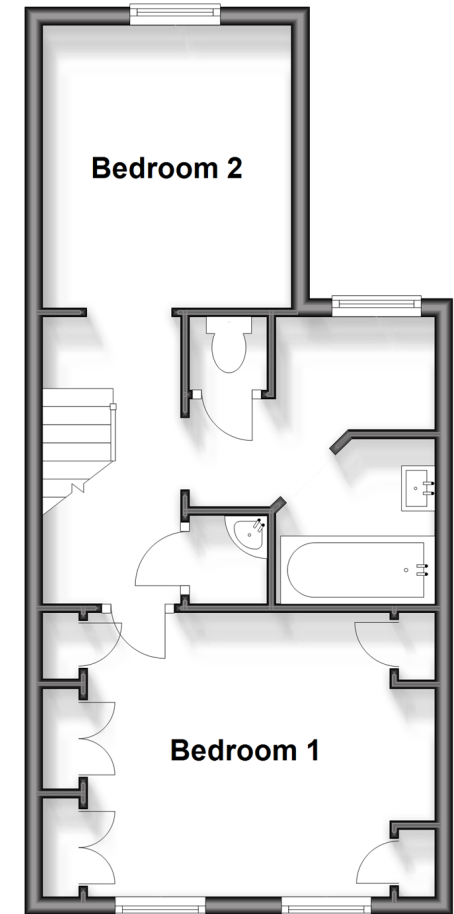
### Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.3 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

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

## Referral Arrangements

Douglas Allen and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Douglas Allen may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**TO VIEW OR MAKE A BID – Contact *Douglas Allen***  
**Or visit: <https://douglasallen.iamsold.co.uk>**