



## Roding Lane North Woodford Green, IG8 8LL

Edward Chase brings to the residential lettings market a remarkable 5/6-Bedroom Home in Woodford Green, IG8. Discover an exceptional living experience with this spacious 5/6-bedroom house nestled in the heart of Woodford Green, IG8. Edward Chase proudly presents this stunning property, perfectly situated to offer unparalleled convenience with abundant transport links (South Woodford, Woodford Station), educational facilities (Outstanding), and local amenities. Ideal for growing families or sharers seeking both comfort and space, this residence boasts a range of outstanding features: - Efficient gas central heating system - Double glazed windows ensuring energy efficiency - Modern combination boiler for optimal heating control - 5 generously sized bedrooms located on the first floor - Large through lounge area offering ample relaxation space - Additional room on the ground floor, perfect for various uses - Ground floor and first floor bathrooms - Spacious kitchen –

- Amazing 5/6 Bedroom House Located In Woodford Green
- Property Is Rented Unfurnished
- 110+ft Rear Garden With Decking & Rear Outbuilding
- 2 Bathrooms Positioned on First and Second Floor
- Gas Central Heating, Combination Boiler, Double Glazed Windows
- 5 Bedrooms On First Floor With Additional Room on Ground Floor

**Monthly Rental Of £2,699**

# 279 Roding Lane North Woodford Green, IG8 8LL

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belongings organized - Essential white goods included for your convenience - Sprawling 110+ft rear garden, perfect for outdoor activities - Slabbed decking area, ideal for entertaining guests - Rear garden outbuilding providing extra storage or recreational space - Driveway parking - Property rented unfurnished - EPC rating D, Council tax band D, London Borough of Redbridge For further details or to arrange a viewing, please don't hesitate to get in touch with the Edward Chase lettings team. Experience the epitome of comfortable living in this remarkable home. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.