

BUTLER & STAG



189A, Whitehall Road, Woodford Green

Woodford Green

Guide Price £750,000



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Woodford Green

Introducing a rare opportunity to acquire a brand new three-bedroom semi-detached house, part of an exclusive development of just two homes, set behind secure gates in the desirable Woodford Green area.

- Guide Price £750,000 – £800,000
- Three Bedrooms Plus Study/Nursery And Two Bathrooms
- Set Behind Secure Gates With Two Allocated Parking Spaces (EV Charging Points)
- Layouts Are Efficient Yet Generous, With Light-Filled Living Spaces And High Quality Finished Throughout
- Secluded Rear Gardens With Sheds
- Living In Woodford Green Means Being Well Connected Without Feeling Caught In The Hustle And Bustle Of Central London
- ICW 10 Year Warranty
- Easy Access To Chingford Rail Station And Woodford Central Line Station



Thoughtfully designed to maximise both comfort and practicality, this property features efficient yet generous layouts that create light-filled living spaces, ideal for modern family life. The accommodation comprises three well-proportioned bedrooms, a versatile study or nursery, and two contemporary bathrooms, all finished to an exceptionally high standard. The heart of the home is the spacious open-plan living and dining area, complemented by a sleek, fully fitted kitchen equipped with integrated appliances and stylish worktops. Attention to detail is evident throughout, from the elegant flooring to the quality fixtures and fittings that provide a sense of understated luxury.

Built with energy efficiency and comfort at the forefront of its design, the home further benefits from underfloor heating, PV solar panels and an advanced MVHR (Mechanical Ventilation with Heat Recovery) system, helping to reduce running costs whilst providing a healthy and comfortable living environment throughout the year

Externally, the property benefits from a private rear garden with side access, ideal for relaxing and entertaining. To the front, there is off-street parking for multiple vehicles together with the added benefit of an electric vehicle charging point. Residents also enjoy the security and convenience of electric gated access with a video entry system.

The property is offered with an ICW 10 year warranty, providing peace of mind for years to come. Living in Woodford Green offers the perfect balance between connectivity and tranquillity, with easy access to both Chingford rail station and Woodford Central Line station, making commutes into Central London swift and straightforward. This home presents a



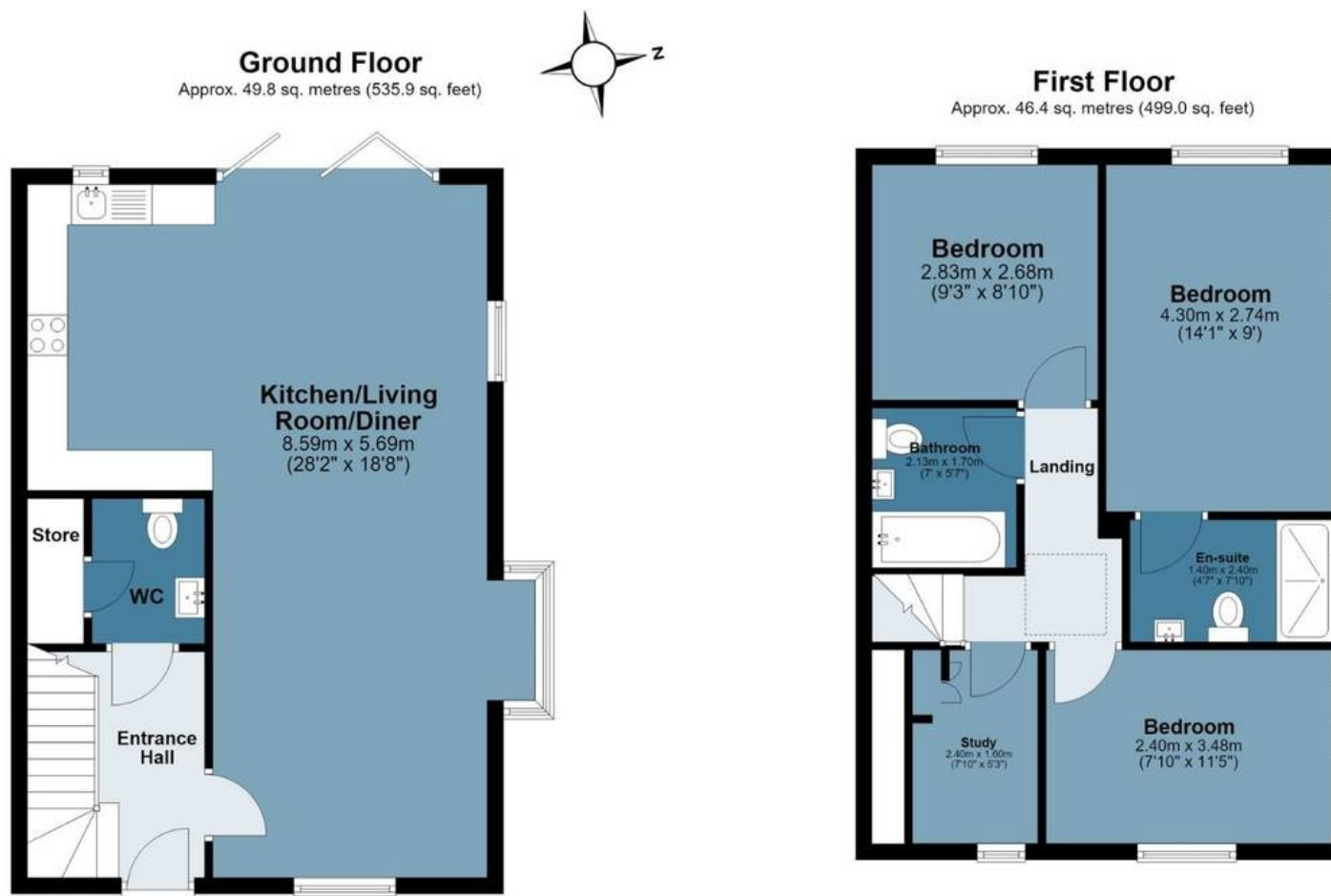




Whitehall Road

Approx. Gross Internal Area 95.6 sq. metres (1029.4 sq. feet)

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Total area: approx. 96.2 sq. metres (1035.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Whitehall Road

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Like what you see? Let's talk

Book your **FREE** valuation now



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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