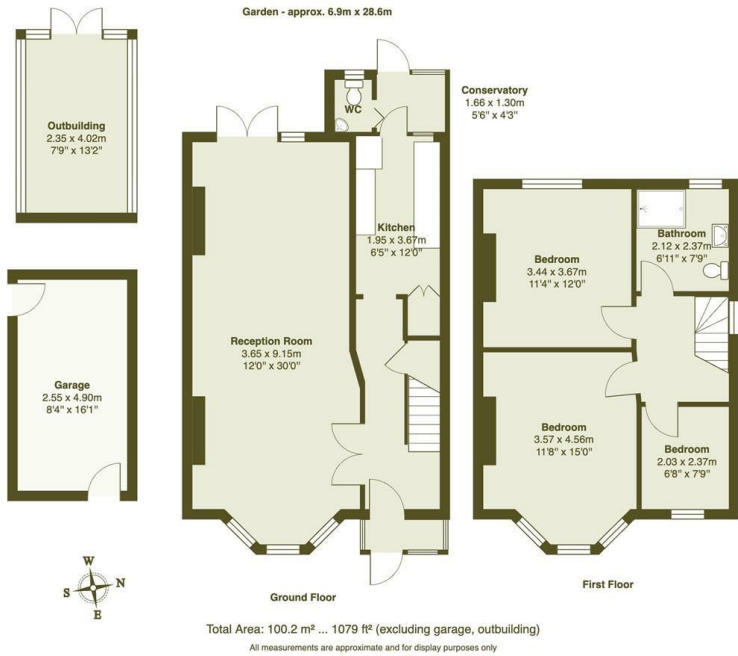




Reception Room
11'11" x 30'0"

Kitchen
6'4" x 12'0"

Conservatory
5'5" x 4'3"

WC

Bedroom
6'7" x 7'9"

Bedroom
11'8" x 14'11"

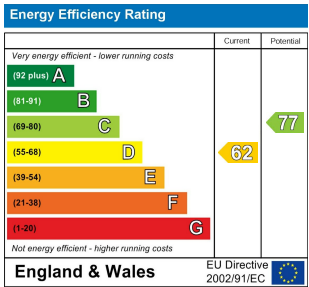
Bedroom
11'3" x 12'0"

Bathroom
6'11" x 7'9"

Garage
8'4" x 16'0"

Garden
22'7" x 93'9"

Outbuilding
7'8" x 13'2"



ST. BARNABAS ROAD, WOODFORD GREEN
Offers In Excess Of £625,000 Freehold
3 Bed House



Features:

- Three Bedroom 1930s Home
- Potential To Extend (STPP)
- Short Distance To Woodford Station
- Garage
- Chain-free
- West Facing Garden
- Catchment For Outstanding Schools
- Semi Detached With Side Access

Set in a well-connected pocket of Woodford Green, this three-bedroom 1930s semi-detached home comes with a west-facing garden, side access, a garage and further scope to extend, subject to planning permission. Woodford station is within easy reach, while nearby green spaces, local shops and a strong choice of schools make the location particularly convenient for day-to-day life.

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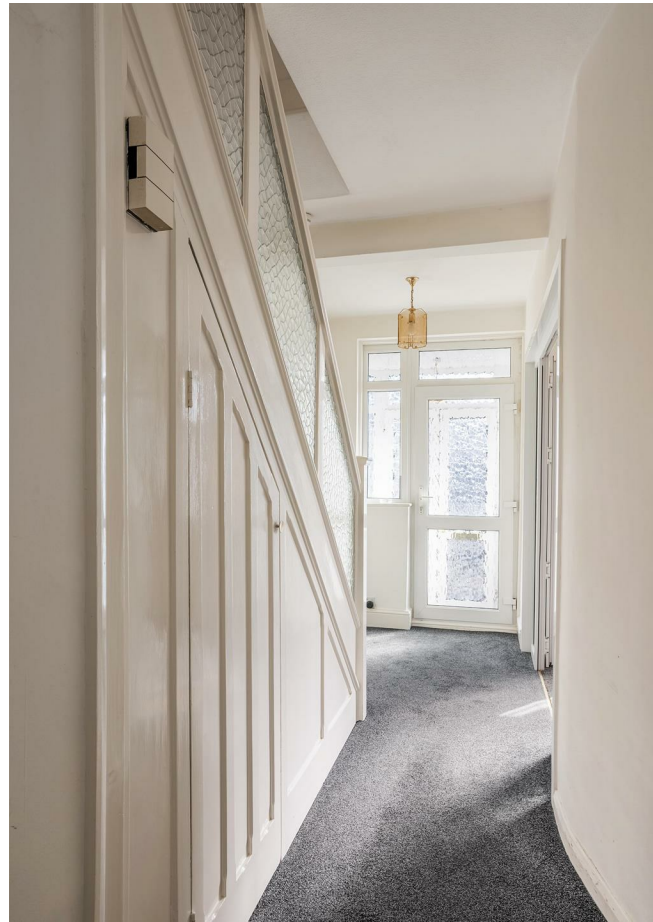
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IF YOU LIVED HERE...

The ground floor begins with an entrance hall leading into a long reception room, where a bay window at the front and glazed doors at the rear bring natural light through the space. There's plenty of room to create distinct living and dining areas, with a simple neutral finish providing a straightforward starting point for a new owner. Alongside, the separate kitchen is fitted with white cabinetry and dark worktops, continuing through to a conservatory at the rear. A ground-floor WC sits just off this part of the house.

From the reception room, doors open directly onto the west-facing garden. It's a substantial outdoor space with lawn, established planting and an outbuilding towards the far end, while side access provides another practical route outside. The separate garage is positioned alongside the house. With the size of the plot and the existing layout, there's potential to extend the home further, subject to the relevant planning permissions.

Upstairs, the landing connects all three bedrooms and the family

bathroom. The main bedroom sits at the front, with a bay window and extensive fitted wardrobes, while the second double overlooks the rear garden. The third bedroom is positioned at the front. The bathroom has a bath with shower above and a separate WC within the same room. In its current form, the house offers around 1,079 sq ft of internal space, excluding the garage and outbuilding.

WHAT ELSE?

- Woodford station provides Central line connections across London, while the shops and everyday amenities around Snakes Lane are also close by.
- Ray Lodge Park is within easy reach, with open green space, tennis courts and walks alongside the River Roding. For an independent coffee stop, Clay & Bean is over in Woodford Bridge.
- Woodbridge High School is on St Barnabas Road itself and is rated Outstanding by Ofsted, while Woodford Green Primary School received Outstanding judgements across all assessed areas at its June 2025 inspection.



A WORD FROM THE OWNER...

"Lived here for many years and was very happy in this spacious family home. It is ideally located between Woodford and South Woodford stations, and has two popular bus routes and a lovely park nearby."

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