

St Barnabas Road, IG8

PAUL BERG

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£1,000,000
Freehold

Recently refurbished to an exceptional standard, this stunning four-bedroom property offers the perfect blend of style, comfort, and modern convenience, making it an ideal family home.

This spacious home features four well-sized, plush bedrooms, including a beautifully designed loft conversion with a double Velux balcony window and a private ensuite shower room. The main bathroom boasts Italian porcelain tiles, a custom-made quartz vanity top, and a frameless shower, while a convenient cloakroom completes the two and a half stylishly finished bathrooms, all featuring designer taps and high-quality finishes.

The heart of the house is an expansive, open-plan living space at the rear, seamlessly combining a sleek German kitchen, dining, and lounge area. The kitchen is equipped with quartz stone countertops, integrated bottom lighting, and a Bosch oven. Solid oak Herringbone flooring extends throughout. Tri-fold doors lead out to a beautifully landscaped, low-maintenance southeast-facing garden with real grass, mature trees, a custom-designed gate for convenient access, and Italian porcelain tiles. Additional garden features include stylish outdoor wall lights and garden shed.

At the front of the house, you'll find a second reception room, complemented by an original copper and modern built-in fireplace (complete with a window bench), creating a warm and inviting atmosphere for relaxation or entertainment. The exterior is equally impressive, featuring a front garden fountain and ample off-street parking for three to four cars.

This home's prime location makes it even more desirable. Within walking distance of Woodford Station (Central Line) and close to Ray Lodge Primary and Woodbridge High Schools which are both rated "Outstanding" by Ofsted. The location also offers convenient access to the amenities of Woodford Broadway and Snakes Lane East, as well as the open green spaces of Ray Lodge Park.

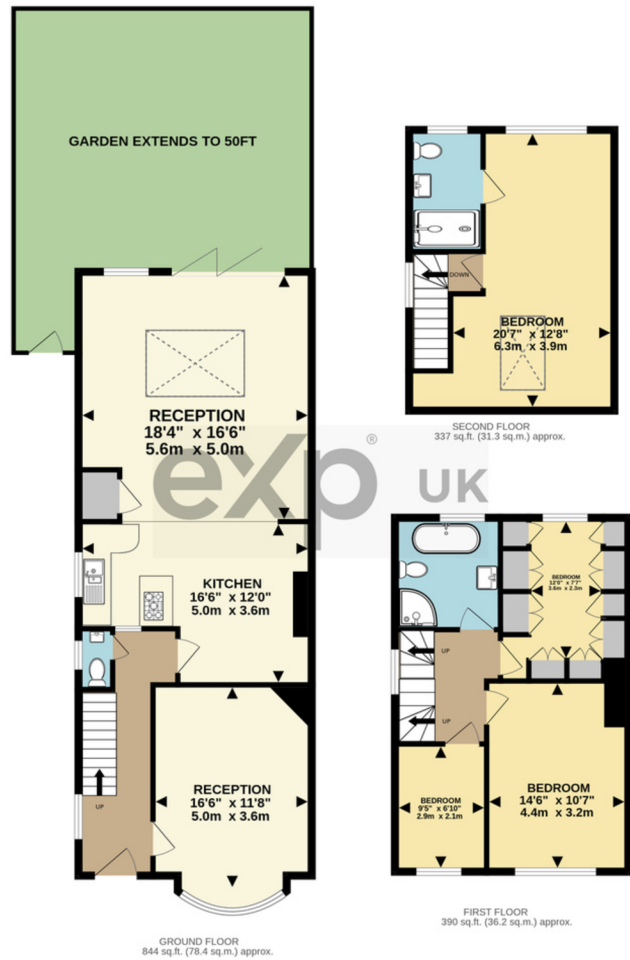
With over 1,500 square feet of well-maintained living space, this substantial property has the potential for further expansion, with planning permission granted for a fifth bedroom.



Tel: 07951 529 224

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TOTAL FLOOR AREA: 1571 sq.ft. (146.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band E
 £2554.29 per annum

Local Authority:
 London Borough of Redbridge

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