



BOWDEN
BRADLEY



14 Orsett Terrace

, Woodford Green, IG8 7BA

Guide price £325,000



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, Woodford Green, IG8 7BA

£325,000 - £350,000 Guide Price

Charming area of Orsett Terrace, Woodford Green, this delightful split-level flat presents an excellent opportunity for first-time buyers seeking a comfortable and spacious home. The property boasts three generously sized bedrooms, providing ample space for relaxation and personalisation.

The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The flat also features a well-appointed bathroom, ensuring convenience for all residents.

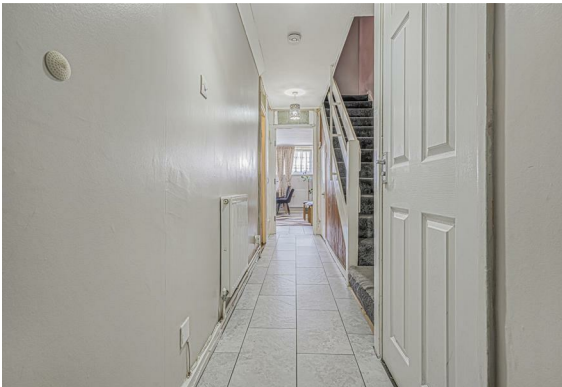
One of the standout features of this property is the abundance of storage options, allowing for a clutter-free living environment. The split-level design adds a unique character to the flat, enhancing the overall living experience.

With its prime location in Woodford Green, residents will benefit from a peaceful neighbourhood while still being within easy reach of local amenities, parks, and transport links. This property is not just a flat; it is a wonderful opportunity to create a home in a sought-after area. Whether you are starting your property journey or looking for a new place to call home, this flat is sure to impress.

Lease remaining: tbc
Service charge: tbc
Ground rent: tbc

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front
Hallway





W/C

Kitchen
14'7" x 8'5" (4.45 x 2.57)

Living Room
14'4" x 14'9" (4.37 x 4.5)

Landing

Bedroom
14'0" x 8'2" (4.27 x 2.49)

Bedroom
11'3" x 8'2" (3.43 x 2.49)

Bedroom
14'7" x 8'7" (4.45 x 2.64)

Bathroom
7'8" x 5'6" (2.36 x 1.68)

Garden

Storage
5'8" x 4'11" (1.73 x 1.51)



First Floor
Approx. 46.0 sq. metres (495.0 sq. feet)

Living Room
4.37m x 4.50m
(14'4" x 14'9")

Kitchen
4.45m x 2.57m
(14'7" x 8'5")

WC
1.52m x 0.84m
(5' x 2'8")

Hallway

Storage

Storage

Storage

North Arrow

Storage
1.73m x 1.51m
(5'8" x 4'11")

First Floor
Approx. 42.4 sq. metres (456.2 sq. feet)

Bedroom
4.27m x 2.49m
(14' x 8'2")

Bedroom
3.43m x 1.95m
(11'3" x 6'5")

Bedroom
4.45m x 2.64m
(14'7" x 8'8")

Bathroom
2.36m x 1.68m
(7'9" x 5'6")

Landing

Storage

Storage

Storage

Total area: approx. 88.4 sq. metres (951.2 sq. feet)

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A map of the Woodford area in London. The map shows a network of roads including Shenfield Rd, St Barnabas Rd, Grenville Gardens, Wansford Rd, Gordon Rd, Maybank Rd, Latchett Rd, Greenstead Ave, Finchfield Ave, and Chigwell Rd. A blue location pin is placed on St Barnabas Rd, near the intersection with Grenville Gardens. To the east of this pin is Broadmead Playing Fields. Further east, the River Roding flows through the area, and the M11 motorway is visible. The word 'WOODFORD' is written in large letters at the top left. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	