



BOWDEN
BRADLEY



19 Owen Gardens
, Woodford Green, IG8 8DJ

Guide price £600,000



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In the desirable Owen Gardens of Woodford Green, this charming three-bedroom link-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen and dining area are perfect for family meals and gatherings.

The three bedrooms are generously sized, ensuring comfort and privacy for all family members. The bathroom is conveniently located, and there is an additional downstairs WC for added convenience. The house is in great condition throughout, allowing you to move in with ease and start enjoying your new home immediately.

Outside, the property features a driveway that accommodates two vehicles, providing off-street parking in this popular location. The front garden adds to the appeal, offering a pleasant view as you approach the house.

Situated near the highly regarded West Hatch School, this home is ideal for families seeking quality education options for their children. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this delightful home in a sought-after area of Woodford Green.

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



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WC
6'2" x 2'9" (1.88 x 0.84)

Kitchen
9'9" x 8'2" (2.98 x 2.51)

Dining Room
16'6" x 7'4" (5.04 x 2.26)

Living Room
15'10" x 15'5" (4.85 x 4.72)

Landing

Bedroom
12'5" x 9'4" (3.81 x 2.87)

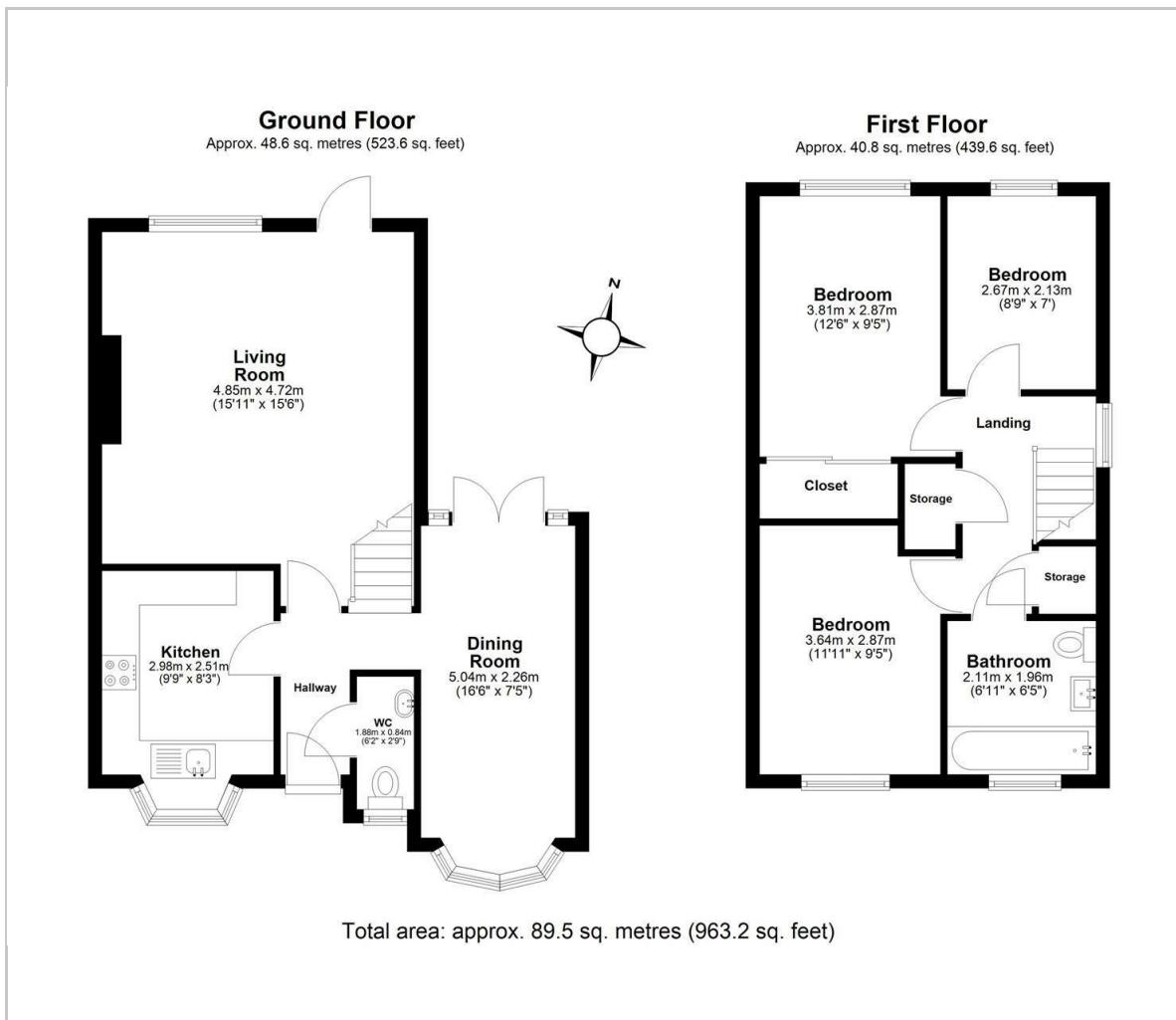
Bedroom
11'11" x 9'4" (3.64 x 2.87)

Bedroom
8'9" x 6'11" (2.67 x 2.13)

Bathroom
6'11" x 6'5" (2.11 x 1.96)

Garden

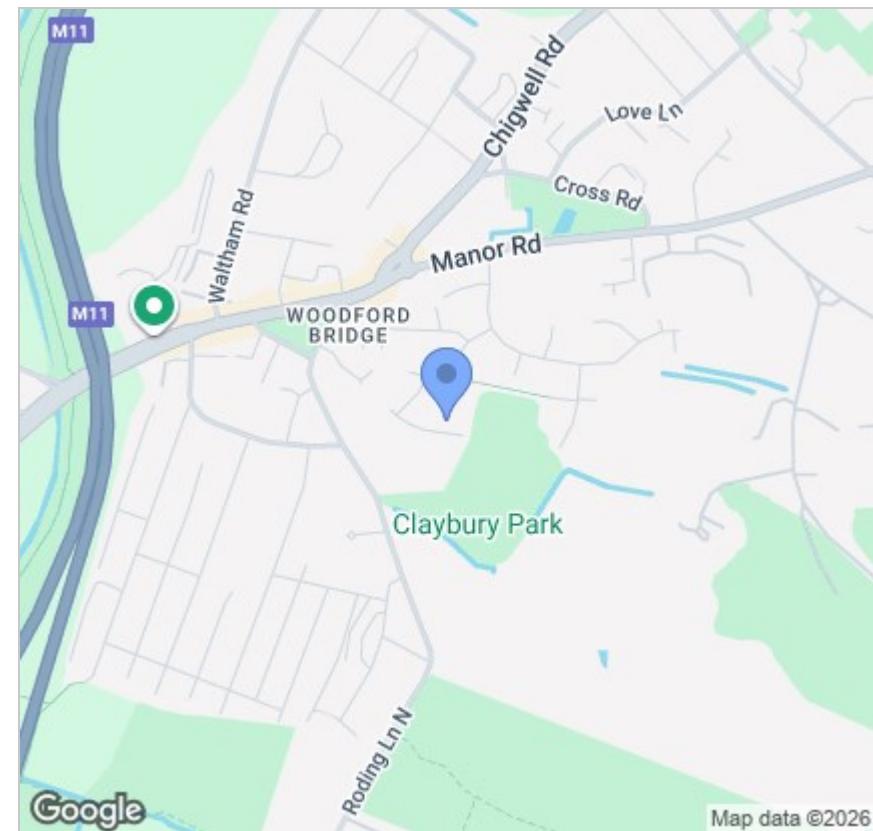
Floor Plan



Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

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			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.