

**19 Mallards Road, Woodford Green, IG8 7DF**



**Asking price £475,000**

# 19 Mallards Road, Woodford Green, IG8 7DF

The 19th Hole - 19 Mallards Rd

\*\*\* FREEHOLD - CHAIN FREE \*\*\*

McDowalls are pleased to present this brightly decorated two bed two bath terraced Victorian house on a cul-de-sac in Woodford Green. The accommodation benefits from a spacious reception area, vibrant kitchen, downstairs shower room/utility room and on the 1st floor two bedrooms, one benefiting from an en-suite bathroom.

With gas central heating throughout, low maintenance front and back gardens with substantial brick shed to the rear and free on street parking.

The property is very conveniently situated within easy reach of the M11 and North Circular. Just ten minutes walk from Woodford London Underground Station on the Central Line & 2 minutes walk from the nearest bus stop.

The house has a good range of local amenities including shops, bars and restaurants and very good schools in the area.

TENURE - Freehold

COUNCIL TAX - Band D (£2100pa)

EPC - Band D

\*\* Rear Garden Access Has A Protected Easement In The Deeds Across Neighbours Land.

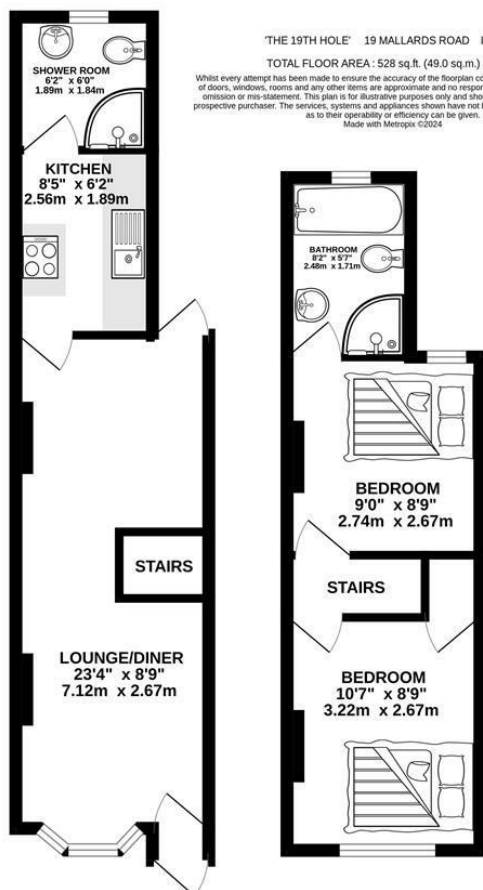
\*\*\* Please note a McDowalls employee has a personal interest in this property.

## Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.


1ST FLOOR  
238 sq.ft. (22.2 sq.m.) approx.





54/56 Barking Road  
 East Ham, London E6 3BP  
 Telephone: (020) 8472 4422  
 Property Management: (020) 8471 4224  
 Fax: (020) 8471 5052  
 E-mail: eastham@mcdowalls.com  
 Website: www.mcdowalls.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>63</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>61</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	