

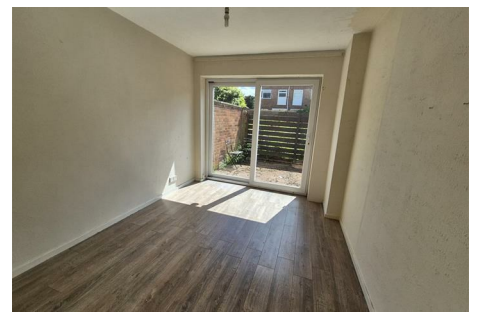
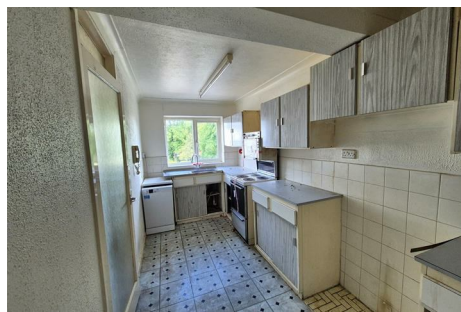


**PANTERA
PROPERTY**

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16 Ashdon Close

, Woodford Green, IG8 OEF

Pantera Property are delighted to offer to the market a four-bedroom mid terraced town house with accommodation arranged over three floors. The property provides off street parking, an integral garage and an easy maintenance rear courtyard.

Guide price £515,000

16 Ashdon Close

, Woodford Green, IG8 0EF

- Sold as seen
- Freehold
- Opportunity to add value
- Close to Central Line Station
- No onward chain
- Off street parking

Ground floor

- Hallway
- Garage
- WC
- Bedroom one

First Floor

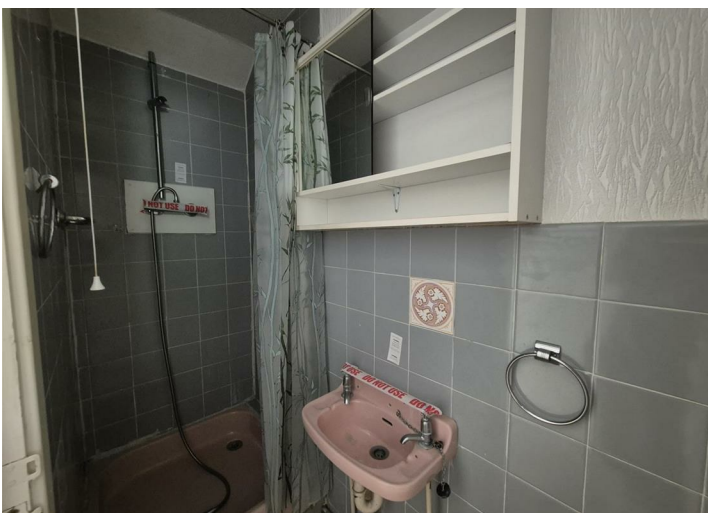
- Open plan dining room and living room
- Kitchen

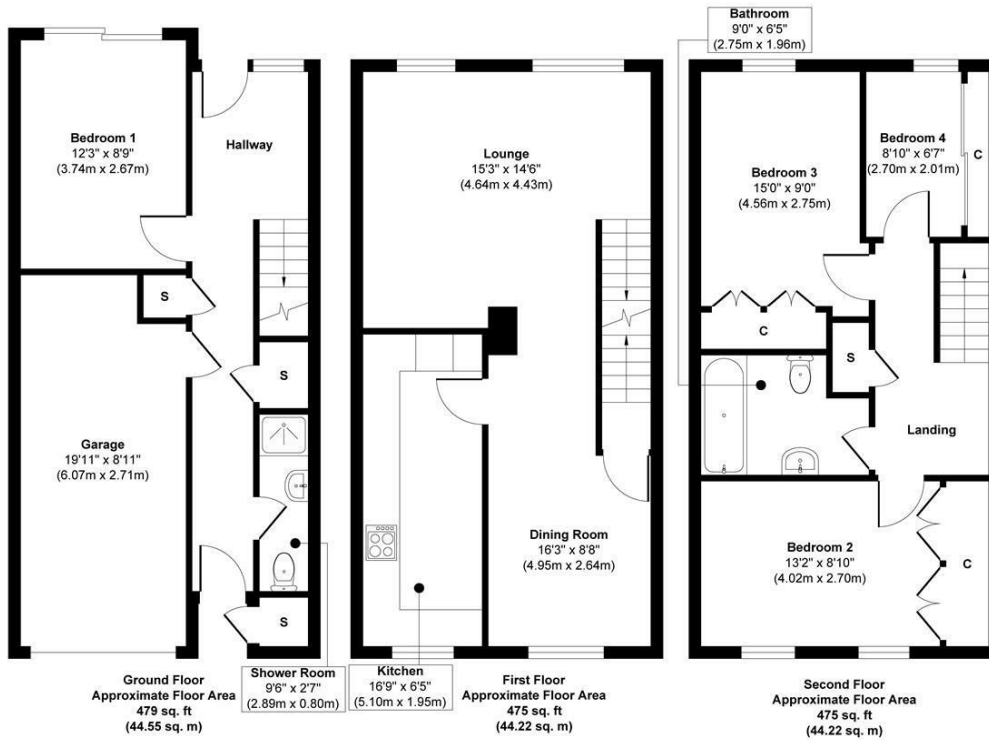
Second floor

- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom

Location

The property is very well located with close proximity to Woodford Central line station, shops, and restaurants in the Broadway.





Approx. Gross Internal Floor Area 1429 sq. ft / 132.99 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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