



Ford End, Woodford Green, IG8 0EG

Offers In The Region Of £650,000

- Three/Four Bedroom House
- Arranged Over Three Floors
- Spacious Open Plan Living Area
- Short Walk to Woodford Central Line
- Two Bathrooms
- Stunning South Facing Wrap Around Garden
- Garage & Off Street Parking
- Close to Local Amenities

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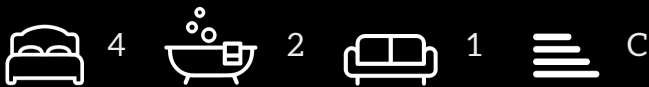
Welcome to this charming property located in the sought-after area of Woodford Green. This delightful end terrace house boasts a generous amount of living space within a short walk to Woodford Green.

This town house has been wonderfully renovated creating throughout. Upon entering, you are greeted by a sitting room/study which could be converted into a bedroom, a stylish shower room and WC, storage and access to the rear garden. The first floor offers a fully open plan living space with a lounge diner and kitchen/breakfast room. The kitchen has a range of units and space for appliances. With double aspect windows this floor is bright and airy. The second floor boasts three bedrooms and a family bathroom, perfect for many types of buyers.

One of the standout features of this property is the beautiful gardens that surround the house, providing a tranquil escape from the hustle and bustle of everyday life.

Conveniently located close to Woodford Central Line Station, commuting to the city or exploring the surrounding areas is a breeze. Additionally, with parking available for two vehicles and a garage/storage to the front this property has a lot to offer.

Contact us today to arrange a viewing and experience the charm of this property for yourself.



Council Tax Band: D



Lounge/Dining Area
20'9" x 15'3"

Study/Sitting Area
11'6" x 8'10"

Kitchen

Bedroom 1
15'2" x 8'10"

Bedroom 2
14'6" x 8'11"

Bedroom 3
8'11" x 6'10"

Bathroom
8'11" x 6'7"

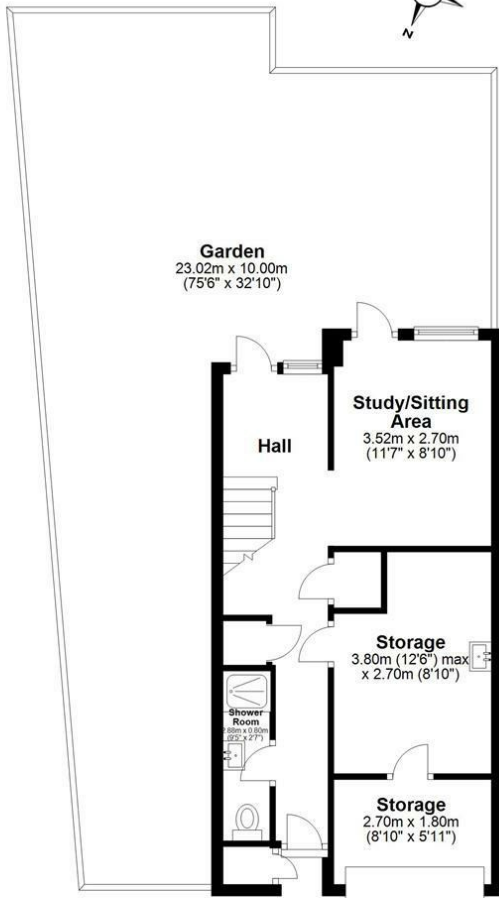
Ground Floor Shower Room
9'5" x 2'7"

Ground Floor Storage Room 1
12'5" x 8'10"

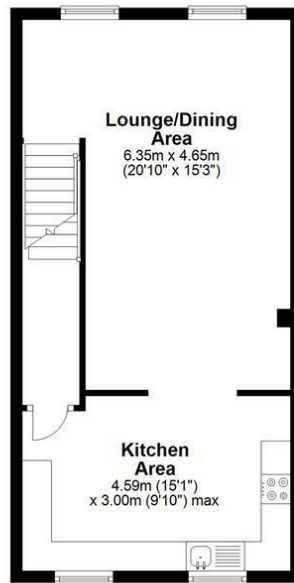
Ground Floor Storage Room 2
8'10" x 5'10"

South-East Facing Rear Garden
75'6" x 32'9"

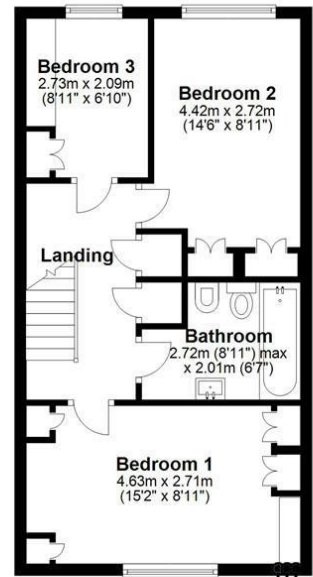
Ground Floor
Approx. 40.8 sq. metres (439.7 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.7 sq. feet)

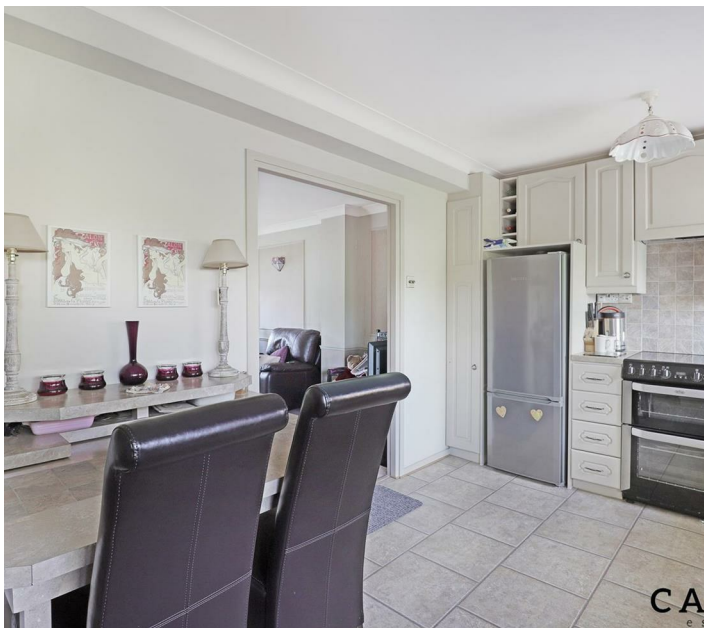


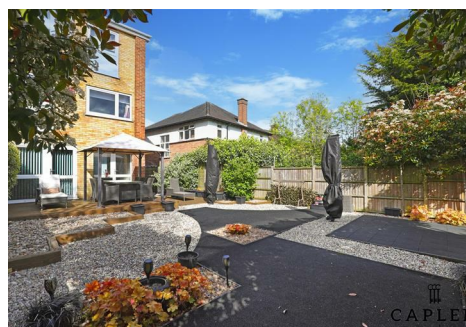
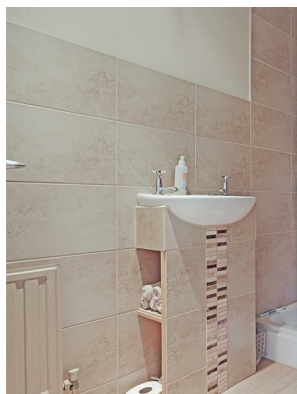
Second Floor
Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 128.4 sq. metres (1382.0 sq. feet)

CAPLEN
estates







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

EPC Rating:

C

Council Tax Band

D

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.