

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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			
England & Wales		EU Directive 2002/91/EC	



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



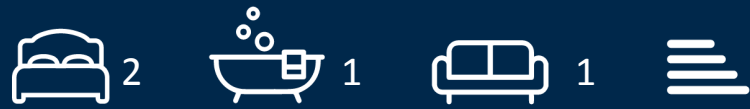
106 Prospect Road, Woodford Green, IG8 7ND

Guide Price £650,000

- 2 bedroom period property
- Off street parking with drop kerb
- Landscaped rear garden
- Utility room
- Short walk to station and Ray Lodge Park
- Extended semi detached
- Side access
- No chain
- Desirable road
- Stunning condition

106 Prospect Road, Woodford Green IG8 7ND

Located on popular Prospect Road is this stunning 2 bedroom semi detached period brick fronted cottage. This extended Victorian house has been finished to a high standard and benefits from having off street parking, landscaped rear garden with side access and utility room. Short walk to Woodford Central Line and amenities. No chain



Council Tax Band: D



Situated in the heart of Woodford Green is this spectacular 2 bedroom extended semi detached house which ticks all the boxes for stunning living. This eye catching house is full of charm and has many period features including beautiful double glazed sash windows and a feature fireplace. The property offers so much character, walking up to the house you can really appreciate the charm as you are greeted by a beautiful front door with feature glass and tiled entrance. This brick fronted cottage has been well maintained by its current owners and is in immaculate condition throughout and recently decorated. You can tell as soon as you step foot in the property that the house has been truly loved. The property has been finished to a high standard throughout with no expense spared.

This elegant home is sold with no onward chain and is rare to the market as semi detached period homes are very desirable. The property offers off street parking with a drop kerb to the front, entrance hall, through lounge which is split into a cosy sitting room and dining area with doors to a decked area which is perfect for entertaining, contemporary style luxury fitted kitchen leading utility room and ground floor W.C.

The attraction does not stop there as the first floor contains 2 bedrooms and an exceptional family bathroom.

The garden has been landscaped and has been very well maintained with a beautiful lawn and a patio area where you can enjoy the alfresco dining, there is also a shed to the rear and side access.

The property truly offers the best of both worlds, being on the cusp of amazing open greens spaces whilst at the same time having all what Woodford has to offer on its door step.

Prospect Road is a sought after location which is perfect for commuters who travel into London via the Central Line. Woodford station is only a few minutes' walk and goes directly into Liverpool Street and the West End stations. Also close by are shops on Snakes Lane and other local amenities. Ray Lodge Park is a short walk which is a beautiful park for the whole family to enjoy, offers playing areas and tennis courts. Ray Lodge Primary School

are also within close proximity as well as many offer popular schools.

E.P.C Rating: D
Council Tax: Band: D (Redbridge Borough)
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.