

Directions

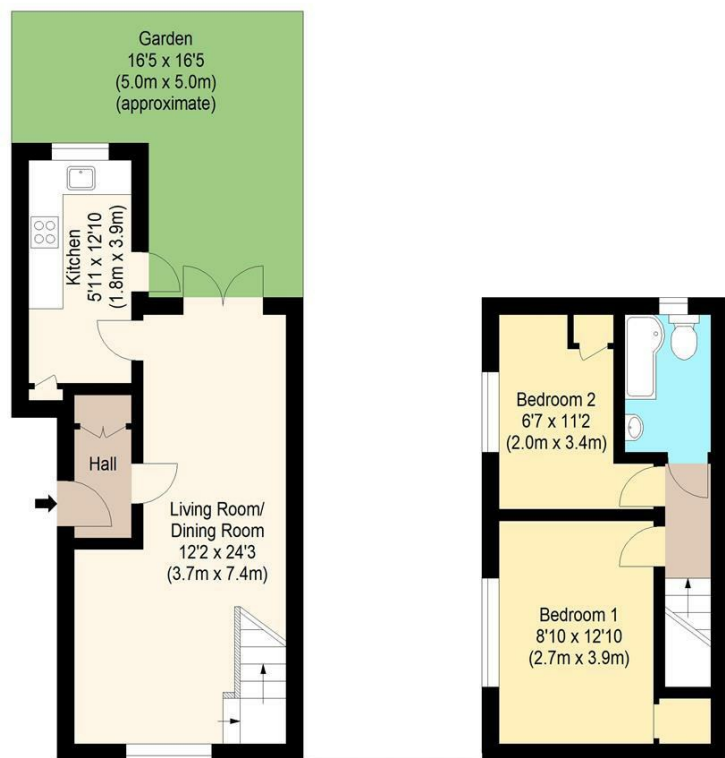
Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Sydney Road, IG8

Approximate Gross Internal Floor Area : 61.56 sq m / 663 sq ft



3 Sydney Road, Woodford Green, Essex, IG8 0TG

£1,700 PCM

- 2 bedroom cottage
- Attractive courtyard garden
- Fitted kitchen
- Short walk to forest
- Shower in bathroom
- Off street parking
- Sought after location
- Unique Victorian property
- Recently decorated
- Available LATE OCTOBER



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 12/1/2023

3 Sydney Road, Woodford Green IG8 0TG

Located on one of Woodford Green's exclusive roads is this two bedroom semi detached Victorian cottage. The property is in good condition throughout and offers excellent living accommodation and a courtyard garden. Sydney Road is a short walk to all amenities and Woodford Central Line Station and Epping Forest.

This well maintained two bedroom Victorian cottage is within one of Woodford Green's most sought after locations. The attractive period home is truly unique, offering bright and airy accommodation; it benefits from an entrance area, lounge flowing into a dining area, and a fitted kitchen leading to the courtyard garden. To the first floor there are two bedrooms and a modern bathroom. Externally there is a tranquil south-facing space to the rear with a patio area and off-street parking to the front, where a picket fence makes this brick-fronted property extra eye catching.

Sydney Road is a residential turning found on the edge of Woodford Golf Course and set within Epping Forest, widely known to be one of Woodford's popular locations. This allows direct access into the forest, whilst still being close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from the many restaurants on its doorstep, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. This access to all Woodford can offer, alongside its proximity to the many open green spaces and transport facilities really does make Sydney Road an attractive place to live.

Council Tax Band D
London Borough of Redbridge
EPC rating D



Council Tax Band: D

