

Directions

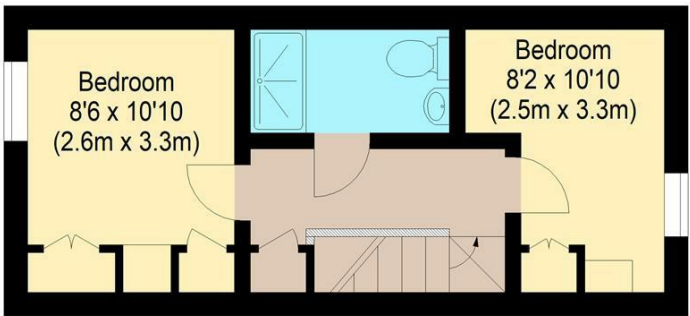
Viewings

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

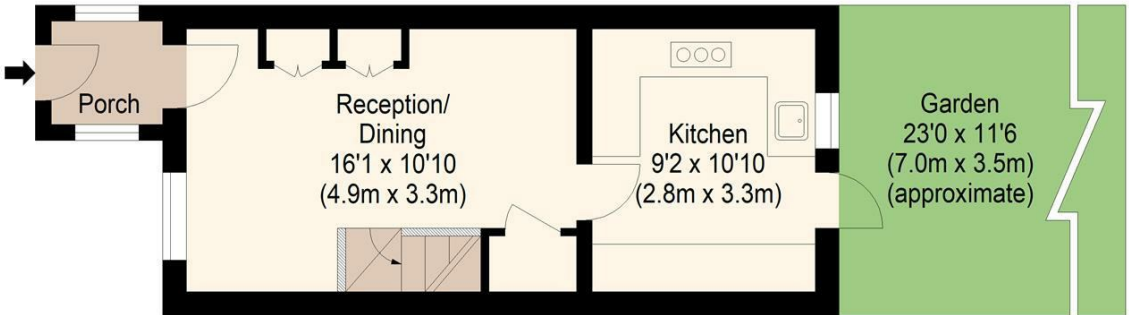
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



First Floor



Ground Floor

william rose
Chapelmount, IG8

Approximate Gross Internal Floor Area : 52.49 sq m / 565 sq ft
Porch : 1.86 sq m / 20 sq ft



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: 30/8/2024



19 Chapelmount Road, Woodford Green, IG8 8HW

Offers Over £385,000

- *Guide Price £385,000*
- Mid-Terraced
- Kitchen/Diner
- Allocated Parking Space
- Close to Schools
- Two Bedrooms
- Spacious Reception Room
- Modern Shower Room
- Cul-De-Sac Location
- Close to Amenities

19 Chapelmount Road, Woodford Green IG8 8HW

Welcome to this delightful two-bedroom terraced house situated on the sought-after Chapelmount Road in Woodford Green which is ideally located for commuting, schooling and local amenities.

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 D

Council Tax Band: D



As you step inside, you're greeted by a welcoming entrance porch that leads into a spacious reception room, perfect for relaxing or entertaining guests. The ground floor also features a well-appointed kitchen/diner, offering ample space for cooking and dining. Upstairs, the property boasts two generously sized double bedrooms, each offering plenty of natural light and comfort. A modern shower room completes the first floor, providing a stylish and contemporary space. Externally, the property is enhanced by beautifully maintained front and rear gardens, both designed for low maintenance, allowing you to enjoy outdoor living without the hassle. The property benefits from having its own PARKING SPACE.

Chapelmount Road is a peaceful and picturesque street in the desirable suburb of Woodford Green, IG8. Known for its tree-lined avenues and well-maintained properties, this charming road is part of a friendly and thriving community, making it a sought-after location for families, professionals, and retirees alike.

This lovely home is ideal for first-time buyers, small families, or those looking to downsize while remaining close to all the amenities Woodford Green has to offer. Don't miss out on this fantastic opportunity!

FREEHOLD
EPC - D
Council Tax - D

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.