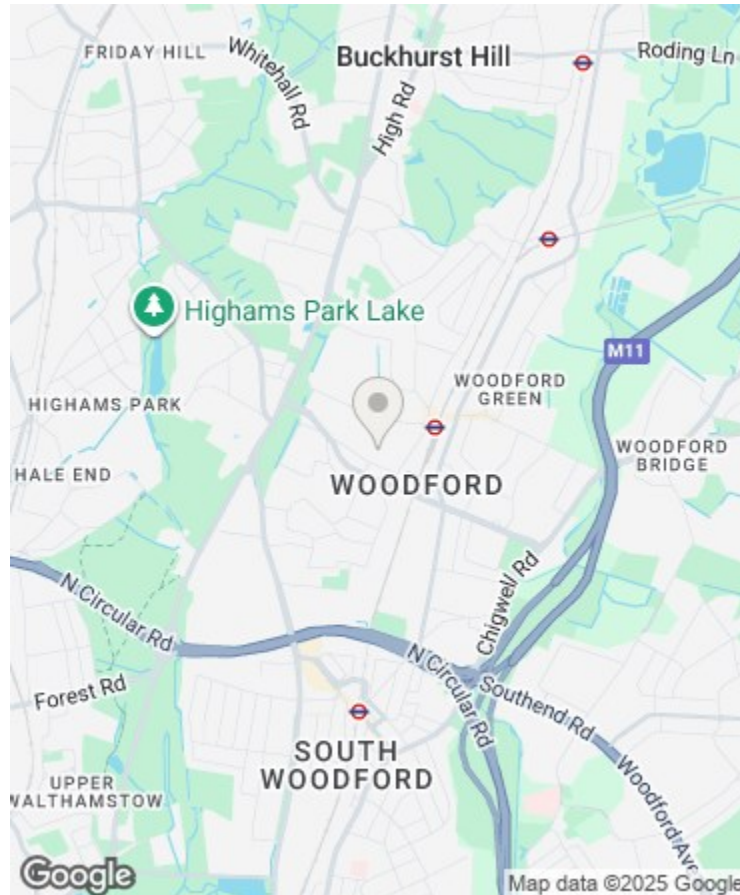




Directions

Viewings

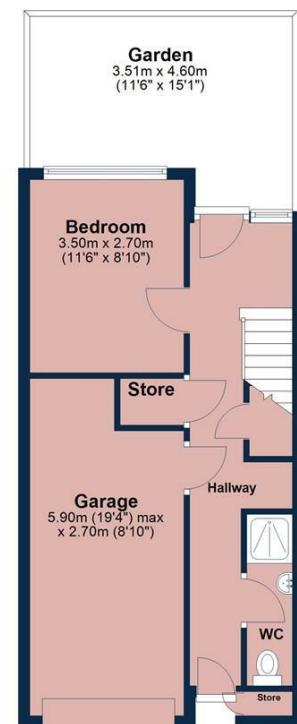
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

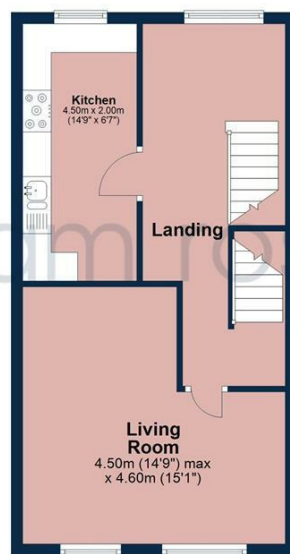
C

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		

Ground Floor
Approx. 41.4 sq. metres (445.1 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.4 sq. feet)



Second Floor
Approx. 42.7 sq. metres (460.0 sq. feet)

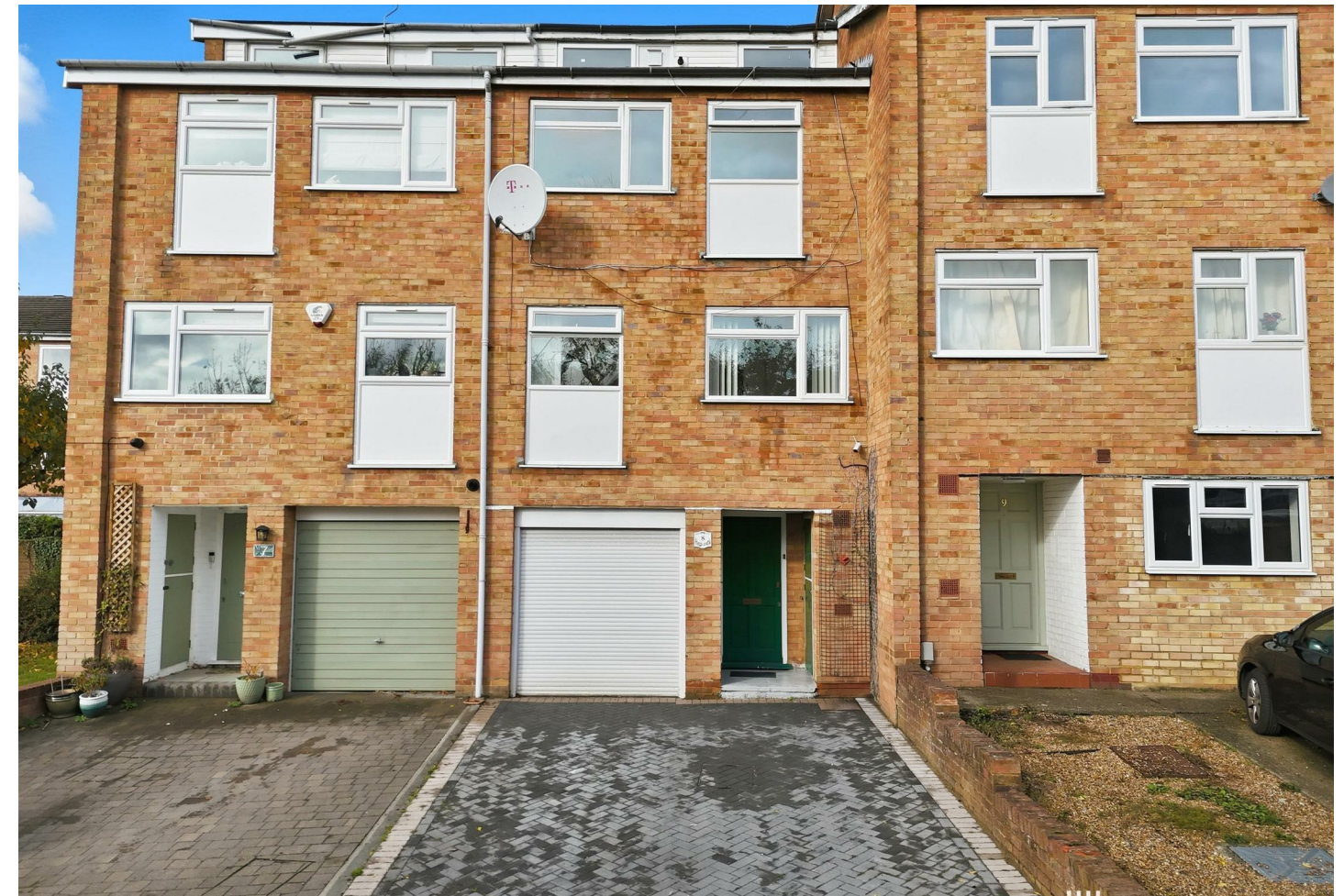


Total area: approx. 126.0 sq. metres (1356.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Ford End



8 Ford End, Woodford Green, IG8 0EG

£2,500 Per Calendar Month

- Four-bedroom townhouse
- Freshly painted and new flooring throughout
- Ground-floor bedroom or ideal home office space
- Off-street parking and integral garage
- Close to local cafés, shops, and Epping Forest
- Newly fitted modern kitchen
- Two modern bathrooms
- Private rear garden with rear access
- Short walk to Woodford Central Line Station
- Sorry no sharers

8 Ford End, Woodford Green IG8 0EG

This four-bedroom townhouse in the heart of Woodford Green, featuring a new modern kitchen, fresh décor and new flooring. Offers flexible living over three floors with private garden, garage and parking. Close to Woodford Station, Epping Forest and local shops and cafés. Sorry no sharers.



Council Tax Band: D



Located on Ford End, a quiet residential turning within the heart of Woodford Green, this beautifully presented four-bedroom townhouse offers spacious, modern living spread across three floors. The property has been newly refurbished in parts, featuring a new modern fitted kitchen, fresh décor throughout, and new flooring — ready for a new family to move straight in and enjoy.

On the ground floor, there is a bedroom that could also be used as a home office, along with a modern shower room, internal access to the garage, and direct access to the rear garden, which also benefits from rear access.

The first floor comprises a bright and airy living/dining area and a modern fitted kitchen, offering plenty of space for everyday living and entertaining.

On the top floor, there are three bedrooms and a contemporary family bathroom with a bath and shower over.

To the front, the property provides off-street parking and access to the integral garage, ideal for additional storage or vehicles.

Perfectly positioned for both families and commuters, Woodford Central Line Station is just a short walk away, giving direct access to Westfield Stratford City and Liverpool Street. The area is surrounded by beautiful green spaces including Epping Forest, Knighton Wood, and Knighton Lake. The High Road and The Broadway offer a fantastic mix of cafés, restaurants, patisseries, and local shops, while the M11 and M25 are easily accessible for travel further afield.