



Ford End, Woodford Green, IG8

BUTLER & STAG





**Located only 0.3 miles from Woodford Central Line Station, this immaculately presented townhouse offers living space for all the family.**



## Freehold

- A Stones Throw Away From Woodford Central Line Station
- Off Street Parking For 2 Cars
- Fantastic Condition Throughout
- 5 Bedrooms
- Three Bathrooms
- Converted Loft Room

Welcome to Ford End, a unique 5 bedroom 3 bathroom property nestled in the heart of Woodford Green, just 0.3 miles from Woodford Central Line Station and the bustling Woodford Broadway.

Offering over 1,600 sq ft of internal living accommodation, this immaculately presented townhouse offers substantial living space for all the family and has the added bonus and convenience of two off street parking spaces.

On the ground floor there is a double bedroom complete with fitted furniture, a shower room and a reception room with small kitchenette. French doors lead out to a pleasant patio area looking over communal gardens maintained by the local Council.

Located on the first floor is the main kitchen and dining area, a large reception room and a shower room.

On the 2nd floor are two double bedrooms (the master with Sharps sliding wardrobe), a single bedroom and a family bathroom including smart TV.

On the 3rd floor is a large double aspect loft bedroom with substantial built in desk area providing ample integrated drawer storage space.

The house has hardwired ethernet/co-axial ports in every living room and bedroom (including the family bathroom!) for fast Wi-Fi connectivity and wall-hung Smart TV's. The property also benefits from a new fuse board, hardwired smoke alarms in every habitable room and an emergency lighting system

Ford End is in a prime location in Woodford Green, just a 1 minute stroll to the









# Ford End

Approx. Gross Internal Area 154.6 sq. metres 1665 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.