



High Road, Woodford Green, IG8

BUTLER & STAG



This bright and airy two-bedroom ground-floor apartment, offered chain-free, is located in the heart of Woodford Green. It seamlessly combines character with modern features and offers convenient access to a range of Woodford's amenities, Epping Forest, and is within walking distance of the Central Line.



Leasehold

- Being Offered Chain Free
- Principle Bedroom with En-Suite
- Short Walk to Woodford Station & The High Road
- Secure Entry Phone System
- Allocated Underground Parking Space
- New Boiler
- Modern Fitted Kitchen

This beautifully maintained apartment offers a perfect blend of classic charm and modern convenience. With period details like elegant sash windows that fill the space with natural light, alongside contemporary touches such as a fully fitted kitchen, en-suite, and family bathroom, this home has it all. The two spacious bedrooms include built-in wardrobes, with the primary bedroom featuring a private en-suite, while the second bedroom is versatile, making it ideal for use as a home office or study. Additional highlights include a designated underground parking space, lift access, an entry phone system, a built-in sound system throughout, and efficient gas central heating.

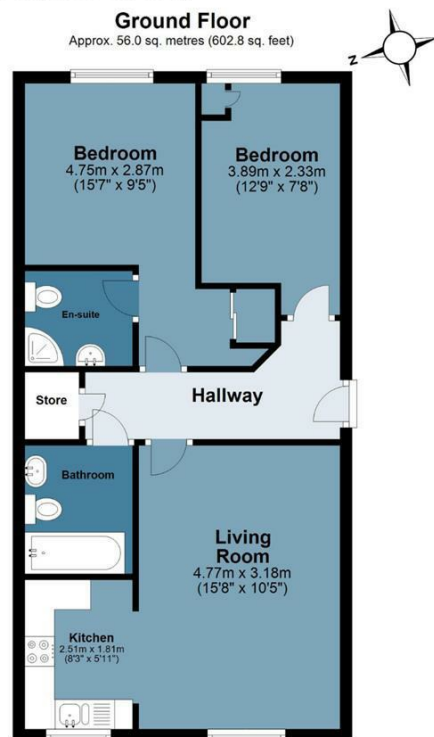
Located in the desirable Percival House, residents enjoy nearby expansive green spaces like 'The Green,' Woodford Golf Course, and Epping Forest, perfect for outdoor relaxation. Woodford's local amenities are just a short walk away, including a range of popular dining options such as Bel Sit, Miller & Carter, Mezze, and Prezzo. Commuting is convenient with Woodford Central Line Underground station less than a mile away and easy access to the M11 and M25 motorways. With its prime location close to nature, excellent transport links, and a lively neighborhood, this well-cared-for property truly offers an ideal lifestyle in Woodford.





High Road

Approx. Gross Internal Area 56 sq. metres (602.8 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
© @modephoto.uk www.modephoto.co.uk

BUTLER & STAG

BUTLER & STAG

☎ 020 8504 9000

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

✉ buckhursthill@butlerandstag.com

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.