Daniel Frank

87 Uplands Road
Woodford Green, IG8 8JR

Guide Price: £475,000 - £500,000

This well-maintained three-bedroom mid-terrace family home is ideally located just one mile from Woodford's shops and Central Line station, offering excellent convenience for commuters and local amenities.

The ground floor comprises a welcoming living room and a bright open plan kitchen/dining area featuring a modern fitted kitchen, creating an ideal space for both everyday family living and entertaining. There is also the added benefit of a modern downstairs WC. To the rear, a small extension provides additional practical space and leads out to the garden.

Upstairs, the property offers three bedrooms and a modern family bathroom.

Externally, the property benefits from off-street parking to the front. To the rear, the property enjoys a long, well-maintained garden with a lawn and patio area. A charming winding pathway leads through the garden, and there is a useful shed and rear access at the back.

Offered to the market chain free.

Tenure Freehold
Council Redbridge

Your Next Chapter

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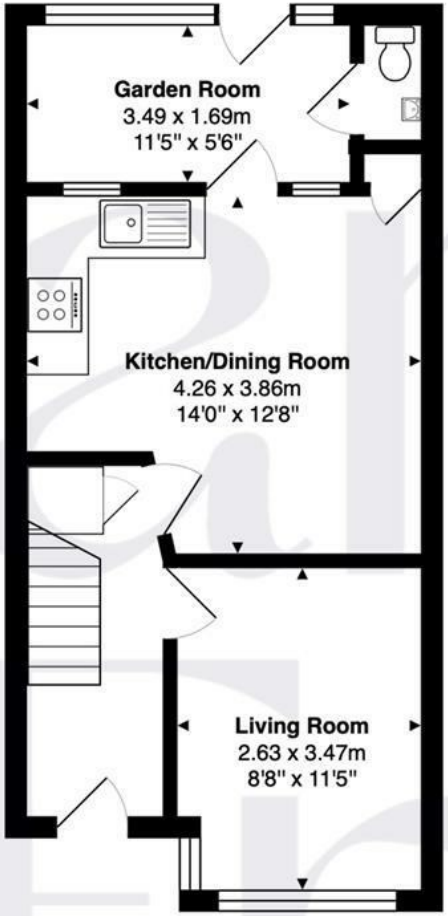
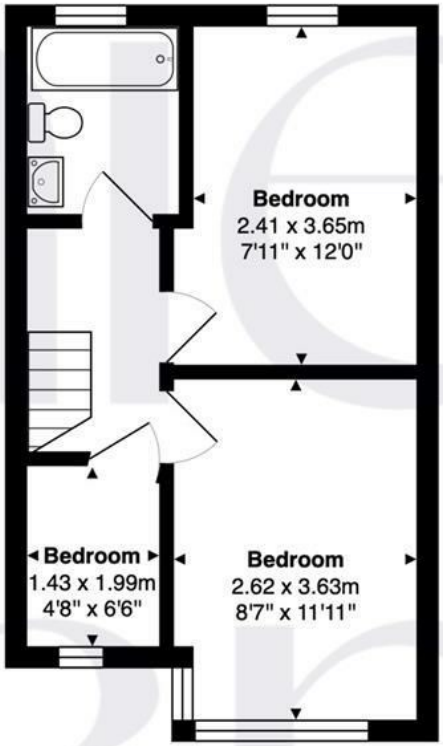


Ground Floor
Area: 38.2 m² ... 412 ft²



First Floor
Area: 30.1 m² ... 324 ft²

Total Area: 68.3 m² ... 735 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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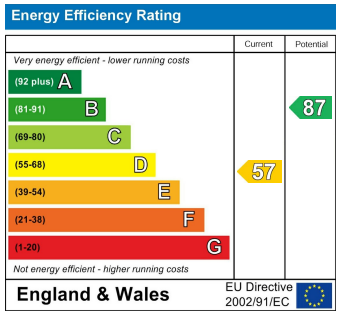
WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkhams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



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