

## Directions

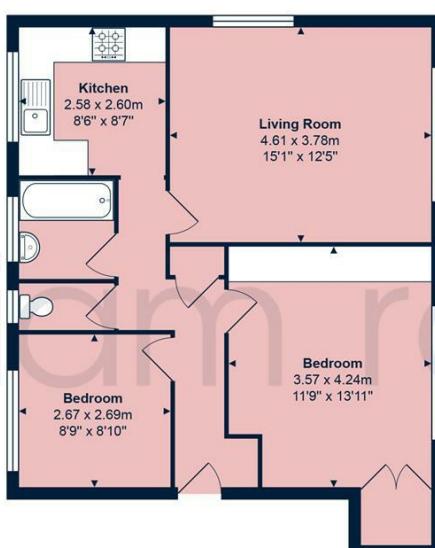
## Viewings

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



Total Area: approx. 60.1 m<sup>2</sup> ... 647 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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21 Hurst Court Snakes Lane, Woodford Green, IG8 0DQ

Price Guide £365,000

- Two-bedroom apartment set within the desirable Hurst Court development
- First floor apartment
- Two well-sized bedrooms and a modern bathroom
- Low-maintenance communal grounds
- Excellent transport links via Woodford Central Line Station
- Chain Free
- En-bloc garage providing secure parking or additional storage
- Separate kitchen and bright living room
- Surrounded by green spaces and charming residential streets
- Close to George Lane's shops, cafés, restaurants and amenities

# 21 Hurst Court Snakes Lane, Woodford Green IG8 0DQ

Set within the well-regarded Hurst Court development in Woodford Green (IG8), this delightful first-floor two-bedroom apartment offers generous living space, a bright and inviting layout, and a peaceful residential setting close to transport links and local amenities. Perfect for first-time buyers, downsizers, or investors alike, the property combines practicality with comfort and convenience.



Council Tax Band: C



The apartment features a spacious living and dining area, filled with natural light and providing an excellent space for relaxing or entertaining. The separate modern kitchen is well-equipped with contemporary fittings and ample storage. There are two well-proportioned bedrooms, including a larger principal bedroom, both served by a neatly presented family bathroom.

Externally, the property enjoys access to well-maintained communal gardens, creating a lovely green outlook, as well as the added benefit of an en-bloc garage, providing secure parking or additional storage — a rare advantage in such a sought-after location.

Hurst Court is ideally situated in a peaceful pocket of Woodford Green, within easy reach of Woodford Station (Central Line) for direct access to the City and West End. Nearby Woodford High Road and George Lane offer an excellent selection of shops, cafés, and restaurants, while Epping Forest provides open green space for scenic walks and outdoor activities. The area is also known for its excellent schools and strong community atmosphere, making it an ideal choice for both families and professionals seeking a well-connected yet tranquil place to call home.

## Property Information / Disclaimer

### LEASEHOLD

Lease Length: 925 years remaining

Service Charge: £1,800 annually

Ground Rent: £0

EPC Rating: C

Council Tax Band: C

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.