

Directions

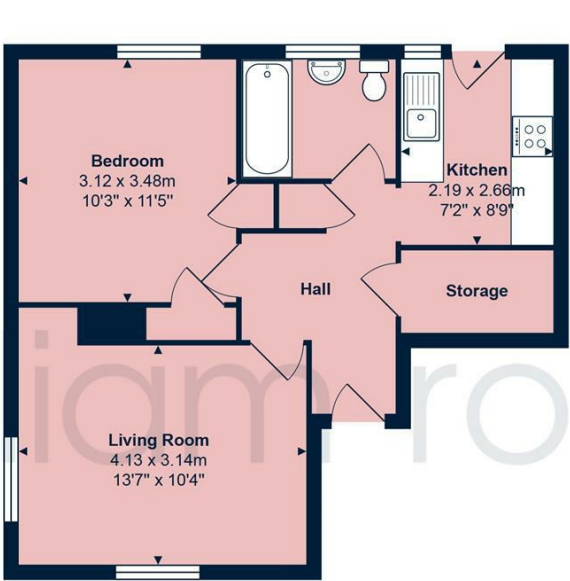
Viewings

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                                   | 72                      | 76        |
| (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. 45.3 m<sup>2</sup> ... 488 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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1 Thurlby Close, Woodford Green, IG8 8AP

Offers Over £250,000

- One Bedroom
- Ample Storage
- Fitted Kitchen
- Family Bathroom
- Close to Amenities
- Ground Floor Apartment
- Direct Access to Garden
- Lounge/Diner
- Purpose Built
- Great for Open Green Spaces



# 1 Thurlby Close, Woodford Green IG8 8AP

We are pleased to present this well-proportioned one-bedroom ground floor flat, situated within a popular purpose-built development on Thurlby Close, Woodford Green. Perfectly positioned for access to both Woodford Bridge and Chigwell, the property offers a blend of convenience, comfort, and practical living.

 1

 1

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 C

Council Tax Band: B



The accommodation includes a welcoming entrance hall, a spacious living room ideal for both relaxing and entertaining, a good-sized double bedroom, a fitted kitchen, and a bathroom with three-piece suite, direct access to our private section of garden. There is also a useful storage cupboard within the property, ensuring excellent functionality.

Thurlby Close enjoys a peaceful residential setting while still being close to all that Woodford Green has to offer. Local shops, cafés, and restaurants are within easy reach, along with supermarkets and everyday amenities. For those who enjoy the outdoors, nearby green spaces such as Ray Park and Hainault Forest provide excellent walking and leisure opportunities. Excellent transport links are also available, with Woodford and Chigwell stations connecting you to the Central Line and offering easy access into London, making the area ideal for commuters.

## Property Information / Disclaimer

LEASEHOLD  
Lease Length: 90 years remaining  
Service Charge: £702.53 per annum  
Ground Rent: £10 per annum

EPC Rating: C  
Council Tax Band: B (Redbridge)

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.