Daniel Frank

99 Uplands Road
Woodford Green, IG8 8JP

This beautifully presented two-bedroom home offers stylish and contemporary living throughout.

Upon entering, you are welcomed by a bright and inviting living room, creating the perfect space to relax and unwind. To the rear of the property, the impressive open-plan kitchen/dining room forms the heart of the home. The modern shaker-style kitchen is thoughtfully designed with a breakfast bar island, integrated wine cooler and an abundance of storage, making it ideal for both everyday living and entertaining.

Large bi-fold doors flood the space with natural light and seamlessly connect the indoors with the rear garden. Outside, the garden has been designed with entertaining in mind, featuring a decked seating area, steps leading down to a well-maintained lawn, and a fully equipped bar positioned at the end of the garden.

The first floor comprises a spacious principal bedroom, a second bedroom currently utilised as a dressing room, and a stylish contemporary family bathroom finished to a high standard.

Further benefits include a driveway providing off-road parking, a detached garage located to the rear of the property, and gated rear access to and from the garden and garage. The property is also ideally located within easy reach of London Underground Central line services via Woodford Station, offering excellent connections into Central London.

Tenure Freehold
Council Redbridge

Your Next Chapter

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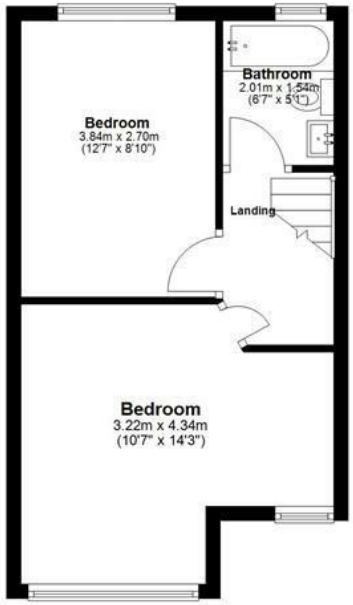
Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)
(excluding Garden)

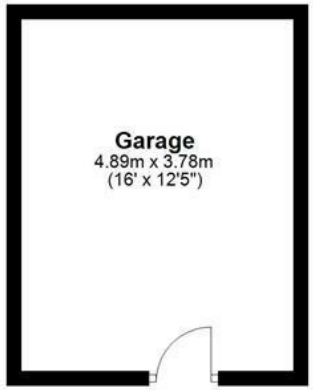
First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Ground Floor

Approx. 18.5 sq. metres (198.9 sq. feet)



Total area: approx. 90.2 sq. metres (970.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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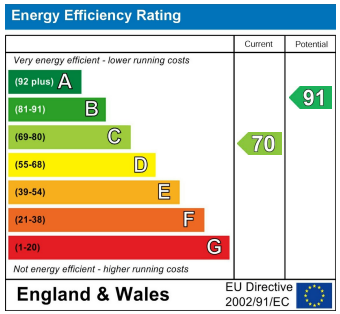
Uplands Road

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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