



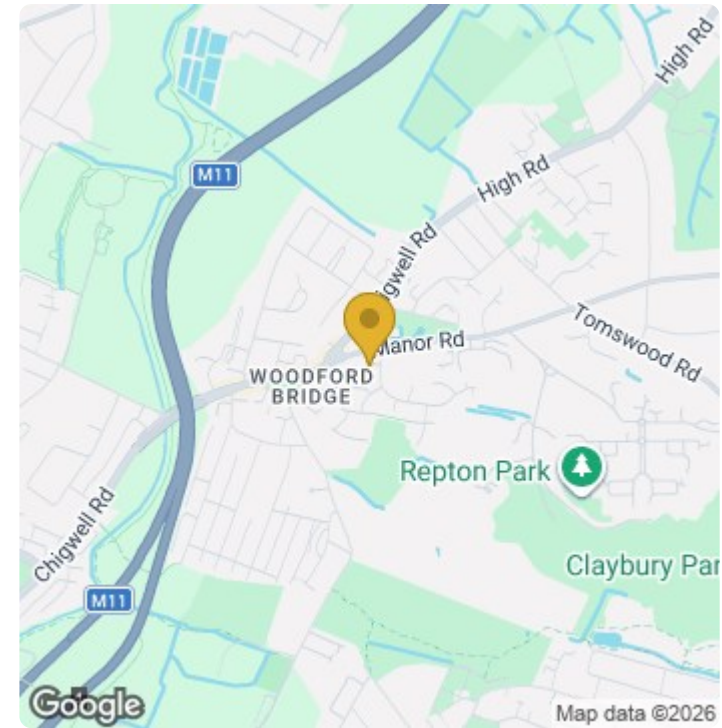
10 Sands Way  
Woodford Green, Essex IG8 8EJ  
£1,750 Per month

## 10 Sands Way, Woodford Green, Essex IG8 8EJ

Bright & Spacious Two-Bedroom First Floor Apartment – Sands Way, Woodford Green, IG8 Located within a sought-after residential development, this bright and airy two-bedroom first-floor apartment offers well-proportioned accommodation and is presented unfurnished, providing the perfect blank canvas for tenants to make their own home. The property benefits from a spacious reception room filled with natural light, a fitted kitchen complete with white goods, two generously sized bedrooms, and a modern bathroom. Large windows throughout create a light and welcoming atmosphere, while the practical layout is ideal for professionals, couples, or small families. Further benefits include communal parking as well as access to communal visitor parking. Ideally situated in Woodford Green, the property is within easy reach of a variety of local amenities including shops, supermarkets, cafés, and restaurants. Excellent transport links are available via nearby Central Line stations, providing convenient access into Central London and surrounding areas. The property is also well positioned for a number of highly regarded local schools, making it an attractive option for families.



# GROUND FLOOR



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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