



TOTAL FLOOR AREA: 180sq ft (167.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area, we cannot be held responsible for any errors, omissions or misstatements. This plan is for guidance only and should be used as a guide to the property only. The actual floor area and dimensions may vary and no guarantee is given.

Council: | Council Tax Band: | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Prospect Road, Woodford Green, IG8 7NA
£2,300 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: 0208 503 6060 Email: walthamstow@wearechurchills.co.uk



Nestled on the charming Prospect Road in Woodford Green, this delightful three-bedroom house is now available for immediate occupancy. This modern property boasts a spacious layout, featuring one inviting reception room and a generous kitchen that is perfect for both cooking and entertaining.

The house is designed with comfort in mind, offering two well-appointed bathrooms that cater to the needs of a family or guests. The property is unfurnished, allowing you the freedom to personalise the space to your taste.

One of the standout features of this home is the large private garden, providing an ideal outdoor retreat for relaxation or social gatherings. The house is also equipped with double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year.

Conveniently located, this property is in close proximity to Woodford Station, making commuting to central London a breeze. With its modern finishes and spacious interiors, this house is perfect for those seeking a comfortable and stylish living space in a desirable area. Don't miss the opportunity to make this lovely house your new home.

