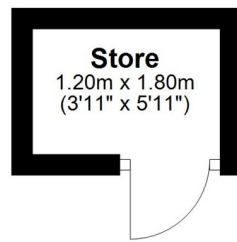


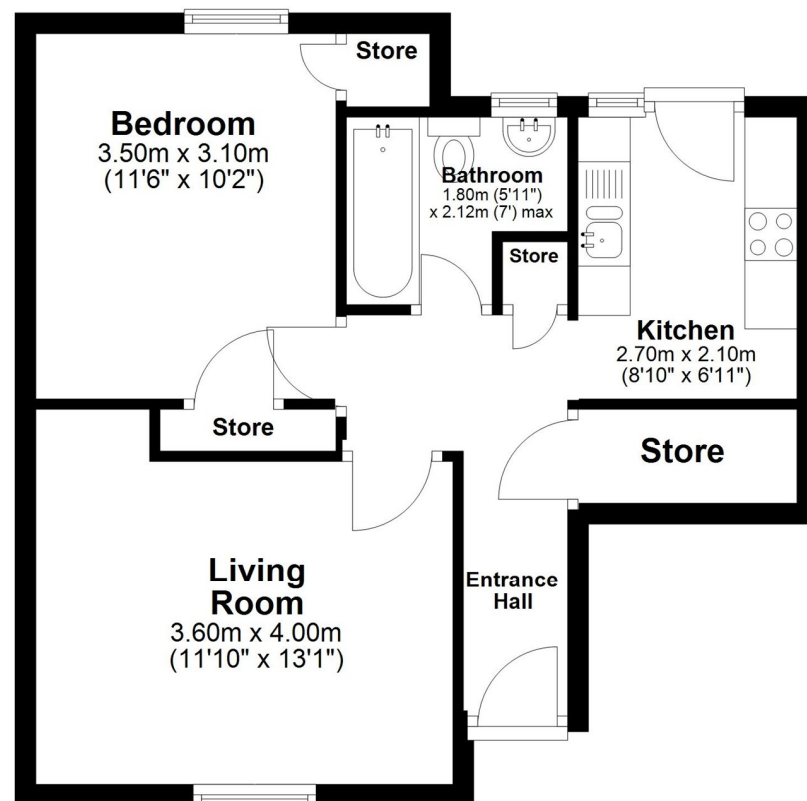
### Outbuilding

Approx. 2.2 sq. metres (23.3 sq. feet)



### Ground Floor

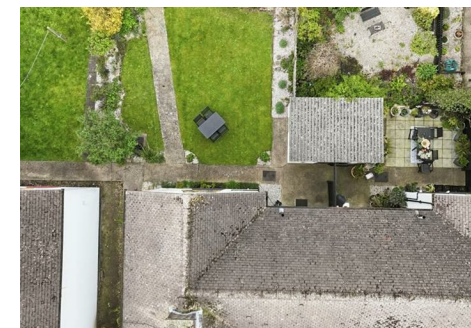
Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 46.0 sq. metres (494.8 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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Plan produced using PlanUp. □



## Thurlby Close, Woodford Green

£230,000 Leasehold

- One bedroom maisonette
- Woodford Bridge
- Large external storage unit
- Ground floor
- Direct access to communal gardens
- Chain free

# Thurlby Close, Woodford Green

Petty Son & Prestwich are delighted to present this well presented one-bedroom ground floor maisonette, ideally located in the highly sought-after Thurlby Close, Woodford Green.



Council Tax Band: B



Offering an excellent opportunity for first-time buyers and investors alike, the property benefits from its own private front door, providing both independence and added security. Internally, the home features a bright and well-proportioned reception room, filled with natural light to create a warm and inviting living space. The property has been lightly refurbished throughout, blending a fresh, modern finish with its original character. The bedroom is generously sized, while the contemporary bathroom is finished to a good standard, complete with a dark green vanity unit and overhead shower. The kitchen offers ample storage and worktop space, with pleasant views and direct access to the communal gardens. Internally, the property boasts excellent storage for a one-bedroom apartment, featuring a spacious storage cupboard perfect for suitcases, everyday essentials, and even golf clubs.

A particular highlight is the inclusion of a separate outbuilding, providing further valuable storage. Residents also enjoy access to well-maintained communal gardens, ideal for relaxing or entertaining. Situated in the popular Woodford Bridge area, the property is within easy walking distance of a range of shops, bars, and local amenities. Excellent transport links are also nearby, offering convenient access to surrounding areas and central London. Offered to the market chain-free, this is a fantastic opportunity to acquire a home in a vibrant and well-connected location.

Lease Information: 125 years from 8th April 1991 (89 years currently remain)

Service Charge: £783.02 per annum (reviewed annually)

Ground Rent: £10 per annum

EPC Rating: C69

Council Tax Band: B

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

## Living Room

11'10" x 13'1"

## Kitchen

8'10" x 6'11"

## Bedroom

11'6" x 10'2"