

Directions

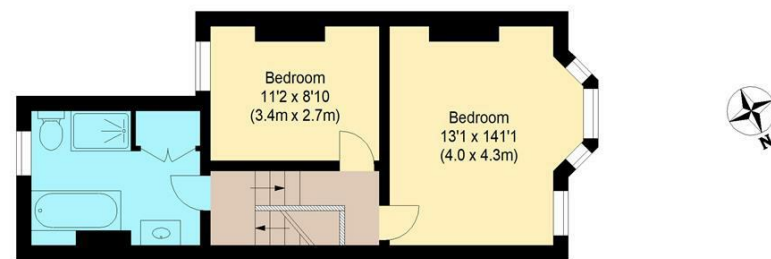
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

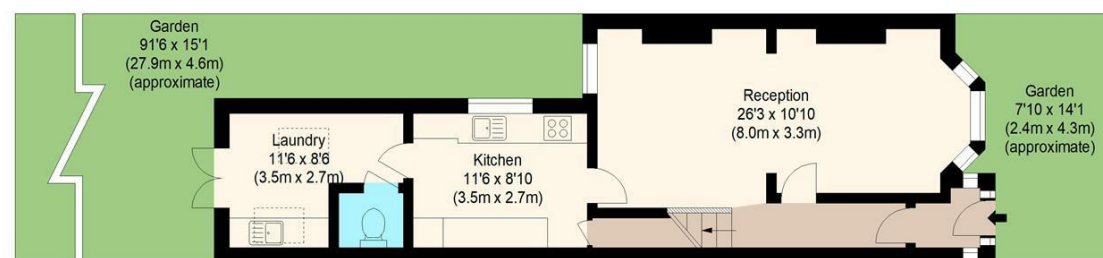
EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

william rose
Prospect Road, IG8

Approximate Gross Internal Floor Area : 93.46 sq m / 1006 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 5/7/2025



133 Prospect Road, Woodford Green, IG8 7ND

Price Guide £550,000

- *Guide Price £550,000 - £600,000*
- Terraced
- Modern Fitted Kitchen
- Modern Four-piece Family Bathroom
- Original Features Throughout

- Two Bedrooms
- Victorian
- Separate Utility Room & Downstairs Cloakroom
- Spacious Through-lounge
- Spacious Well-maintained Garden.

133 Prospect Road, Woodford Green IG8 7ND

Guide Price £550,000 - £600,000 Located on the increasingly sought-after Prospect Road in the heart of Woodford Green, this charming two-bedroom Victorian terraced home offers the perfect blend of period character and contemporary living. The property has been thoughtfully modernised throughout, retaining many of its beautiful original features while introducing stylish modern touches. Ideally positioned for commuters, it is just a short walk to Woodford Central Line station, providing easy access into the City and West End. The area is also renowned for its outstanding local schools, parks, and a strong sense of community, making this a highly desirable location for families and professionals alike.



Council Tax Band: D



Upon entering the home, you are welcomed by a bright and spacious through lounge/diner, measuring an impressive 26'3" in length. This elegant reception space boasts two original feature fireplaces, adding warmth and character, complemented by high ceilings and a charming bay window to the front. The modern fitted kitchen includes a range of integrated appliance sitting to the rear of the property, offering views over the garden and access to a separate laundry room and ground floor cloakroom. Upstairs, the first floor comprises two well-proportioned double bedrooms, both benefitting from their own beautiful period fireplaces — a lovely nod to the home's Victorian heritage. The large, modern four-piece family bathroom is stylishly finished, featuring a contemporary suite that includes a walk-in shower, roll-top bath, wash basin, and WC, perfectly combining classic and modern design.

Prospect Road is a peaceful residential street situated in the increasingly popular Woodford Green area of northeast London. The street is known for its attractive rows of period homes and a welcoming community atmosphere. Residents enjoy easy access to Epping Forest, perfect for weekend walks and outdoor activities. The area boasts an excellent choice of highly regarded schools, both primary and secondary, making it a firm favourite among families. Local amenities include independent shops, cosy cafés, and traditional pubs, with The Broadway providing a lively hub for shopping and dining. The proximity to Woodford Central Line station ensures swift connections to Liverpool Street, Stratford, and the West End, making Prospect Road a superb location for those seeking a balanced London lifestyle.

Property Information / Disclaimer

FREEHOLD

EPC Rating: E

Council Tax Band: D (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.