

## Directions

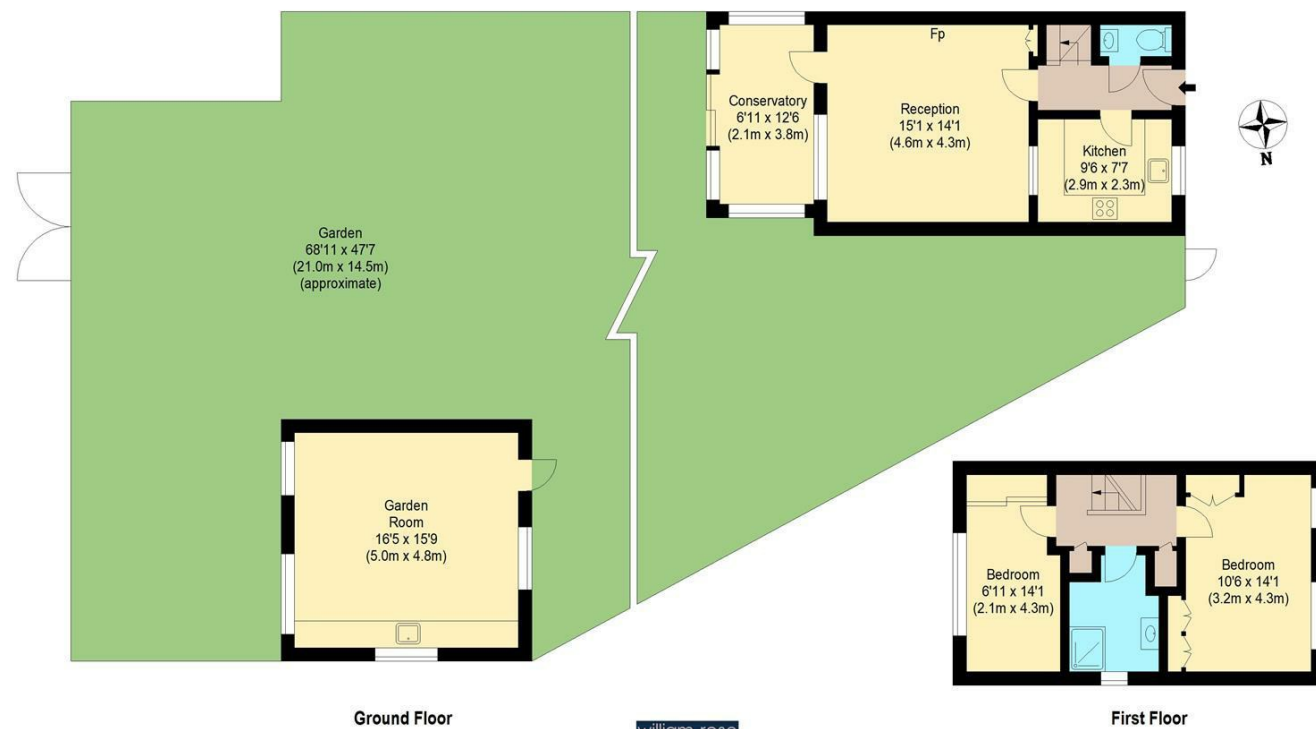
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Jacklin Green, IG8

Approximate Gross Internal Floor Area : 77.39 sq m / 833 sq ft  
Garden Room : 23.97 sq m / 258 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.

lpaplus.com

Date: 11/7/2025



## 13 Jacklin Green, Woodford Green, IG8 0TY

£550,000

- \*SOLD BY WILLIAM ROSE\*
- Allocated parking space
- Garage/Garden room
- Conservatory
- Close to Woodland
- Large rear garden
- Side and rear access
- No chain
- Quiet location
- Rare to the market

## 13 Jacklin Green, Woodford Green IG8 0TY

Sold chain free and tucked away in the highly sought-after cul-de-sac of Jacklin Green, just off Sunset Avenue, this charming two-bedroom end-of-terrace home offers the perfect balance of peace and convenience



Council Tax Band: D



Guide Price £550,000 - £600,000

With Epping Forest just a short walk away, and local amenities, top-rated schools, and excellent transport links all within easy reach, the location is hard to beat.

Inside, the property is bright and welcoming, benefitting from an abundance of natural light throughout. The ground floor comprises an entrance hall, a convenient downstairs cloakroom, a fitted kitchen, and a spacious lounge that opens into a lovely conservatory – perfect for entertaining or relaxing.

Upstairs, you'll find two generously sized bedrooms and a contemporary main shower room. Outside, the property features an allocated parking space to the front and a useful side access.

The wrap-around garden is a true highlight. Enveloped by mature shrubs and trees, it offers a tranquil and private oasis with a combination of lawn and patio areas. A versatile garden room provides ideal space for a home office, games room, studio, or additional living area to suit your needs.

Jacklin Green is a peaceful, residential cul-de-sac located near Woodford Golf Course. Residents can enjoy picturesque walks through Epping Forest via nearby Sunset Avenue. Transport connections are excellent, with Woodford Central Line Station, local bus routes, and easy access to the A406 and M11. The High Road offers a wide selection of shops, cafes, and restaurants.

This home is ideal for first-time buyers, downsizers, or anyone seeking a serene lifestyle with excellent connectivity. Don't miss the opportunity to make this delightful property your own.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: C

Council Tax Band: Redbridge D

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.