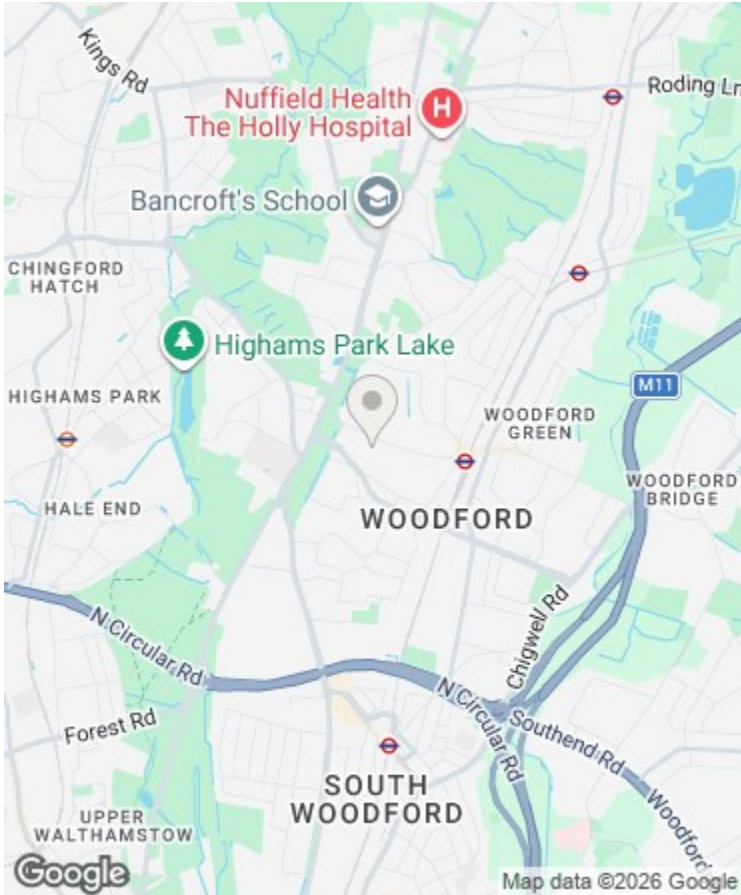




Directions

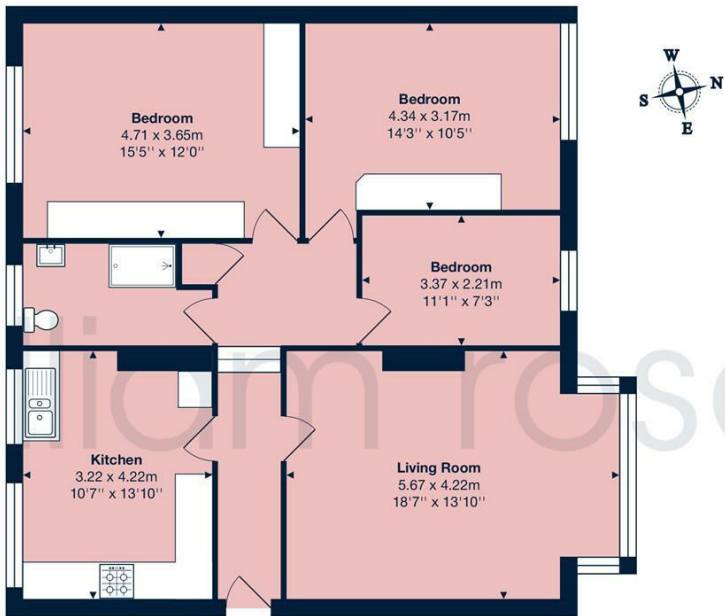
Viewings

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	81
		EU Directive 2002/91/EC	



Total Area: approx. 92.5 m² ... 995 ft²
THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
Property marketing provided by www.fotomarketing.co.uk



26 Glengall Road, Woodford Green, IG8 0DL

Asking Price £425,000

- Chain free
- First floor apartment
- Spacious lounge/diner
- Garden section
- Walking distance to Woodford station
- Three bedrooms
- Abundance of potential
- Fitted kitchen
- Communal gardens
- Close to amenities and schools

26 Glengall Road, Woodford Green IG8 0DL

Situated on the ever-popular Glengall Road in Woodford Green, this spacious three-bedroom first floor apartment offers an abundance of potential whilst boasting generous living accommodation throughout. Offered to the market chain free, the property presents an excellent opportunity for first-time buyers, downsizers or investors alike and is ideally positioned within walking distance of Woodford Central Line Station, highly regarded schools and a wide range of local amenities.

3

1

1

C

Council Tax Band: D



Guide Price: £425,000 - £450,000

Upon entering the property, you are welcomed via an entrance hallway which provides access to all principal rooms. The apartment features a spacious fitted kitchen with ample storage and worktop space, alongside a bright and generously sized lounge/diner ideal for both relaxing and entertaining. There are three well-proportioned bedrooms, offering flexible accommodation for families, guests or home working, all complemented by a family bathroom. Externally, the property further benefits from its own section of private garden in addition to the well-maintained communal grounds, providing excellent outdoor space rarely found with apartment living.

Glengall Road is a peaceful and well-connected location within Woodford Green, an area renowned for its leafy surroundings and strong sense of community. Residents enjoy easy access to Epping Forest, perfect for walks and outdoor activities, while the vibrant Woodford Broadway offers a selection of cafés, boutiques, and restaurants. The area is also well-served by highly regarded schools, making it a popular choice for families. With its excellent transport links, green open spaces, and thriving local amenities, Woodford Green is an ideal place to call home.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 156 years remaining
Service Charge: £1,300
Ground Rent: £0 (Peppercorn)

EPC Rating: C
Council Tax Band: 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.