

Directions

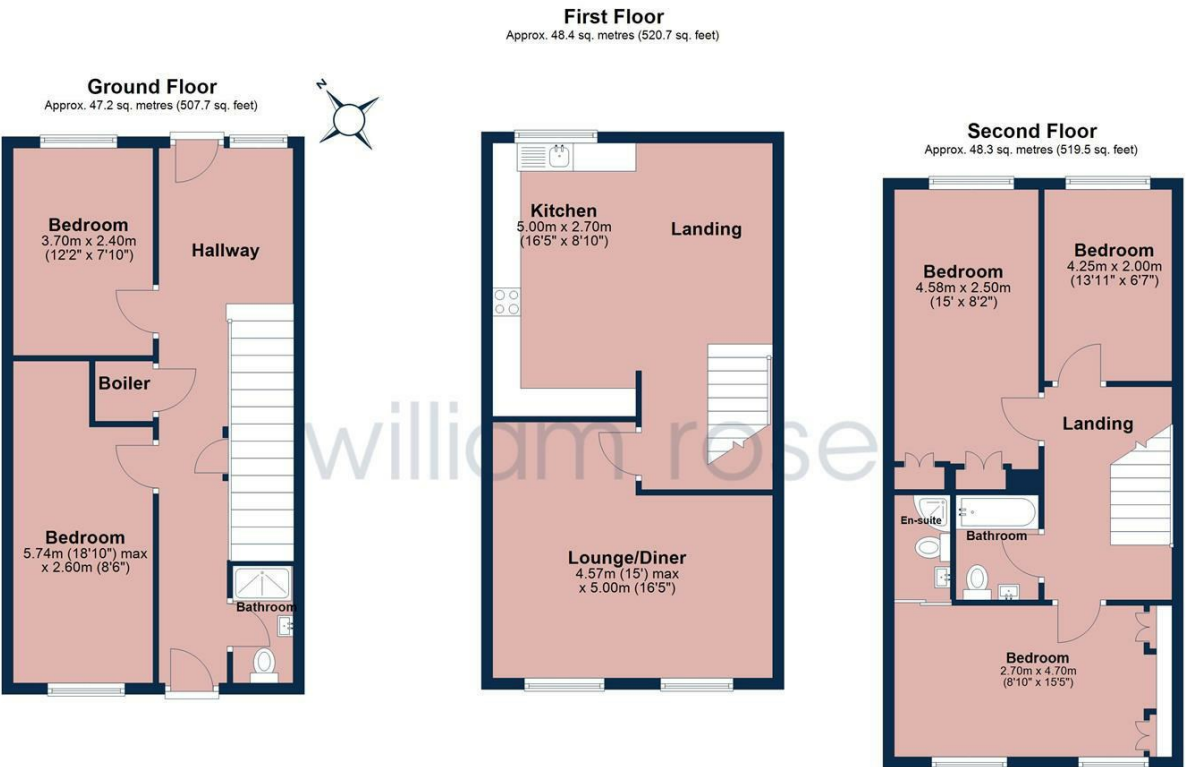
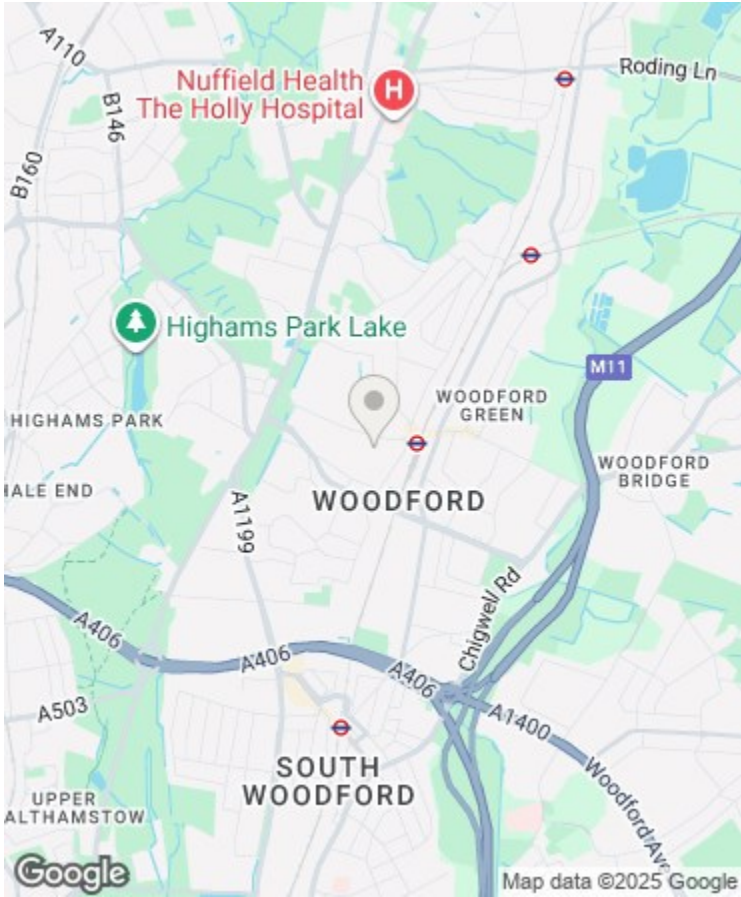
Viewings

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		
(55-68) D		
(39-54) E	47	83
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



31 Ford End, Woodford Green, IG8 0EG

Guide Price £550,000

- 5 bedroom house
- No chain
- Off street parking
- Courtyard garden
- Short walk to shops
- Town house
- Rear access
- 3 bathrooms
- Close to station
- Popular location



## 31 Ford End, Woodford Green IG8 0EG

Nestled in a quiet and residential cul-de-sac, this five-bedroom terraced townhouse offers the perfect balance of space, style, and functionality. Thoughtfully designed for modern family life or as a rewarding investment, the home spans three well-proportioned floors, delivering comfort and versatility throughout.



Council Tax Band: D



Guide Price £550,000 - £600,000

Upon entering, you have spacious entrance hallway and rear reception hallway, that sets the tone for the rest of the home. The ground floor comprises two well-sized bedrooms and a contemporary shower room, making this level ideal for guests and buy to let, older family members, or even a dedicated home office or hobby space. The layout is both practical and adaptable, accommodating the varied needs of a growing family or multi-generational living.

The first floor is the true heart of the home, featuring a bright and spacious lounge at the front, offering a comfortable and relaxing space to unwind. Towards the rear, the open-plan kitchen and dining area is perfectly designed for modern living, allowing for seamless interaction whether hosting friends, enjoying family meals or communal area for lettings. With its thoughtful design and flowing layout, this space encourages both connection and relaxation.

Ascending to the top floor, you'll find three further bedrooms, including a well-proportioned master bedroom complete with a sleek en suite shower room. The remaining two bedrooms are ideal for children or guests and share a modern family bathroom, designed with style and practicality in mind. The accommodation throughout is generous and well balanced, making it easy to imagine settling in and feeling at home.

Externally, the property continues to impress with a low-maintenance rear garden that provides a private outdoor retreat without the upkeep. Rear access offers additional convenience, while the private driveway to the front ensures off-street parking and ease of day-to-day living.

The location is another standout feature. For those who enjoy nature, the nearby Epping Forest offers an abundance of walking and cycling trails, providing a peaceful escape from urban life just moments from your doorstep. Families will appreciate the proximity to highly regarded local schools, adding peace of mind for parents. The area also boasts a lively and well-connected community, with nearby high streets offering a diverse selection of supermarkets, independent shops, cafés, and restaurants to explore and enjoy. Woodford Green is a highly desirable area known

for its combination of green open spaces, strong community spirit, and convenient transport links. Whether you're drawn to the serenity of forest walks, the buzz of a vibrant high street, or the ease of access to central London, this property places you in the heart of it all. It offers a lifestyle that's as balanced as the home itself, one where privacy, comfort, and connectivity come together effortlessly.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: E

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.