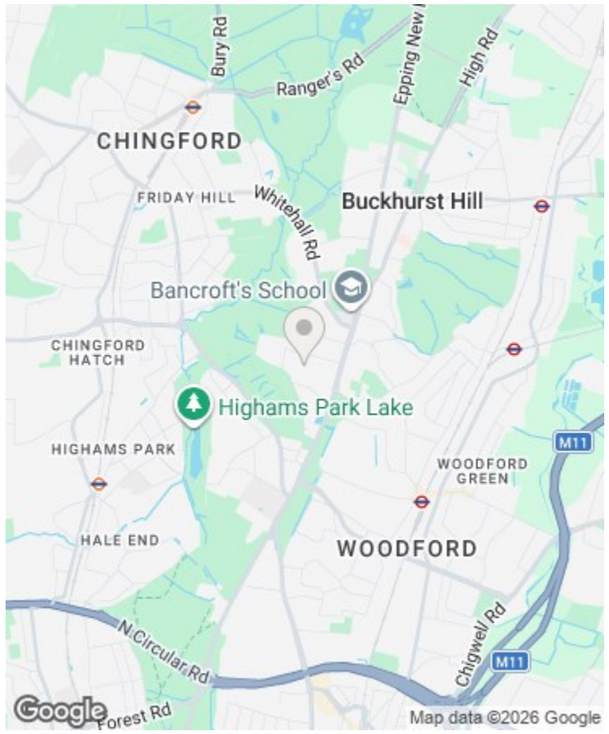
william rose



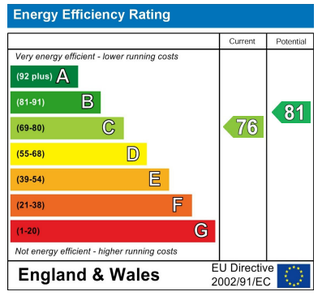

## Directions

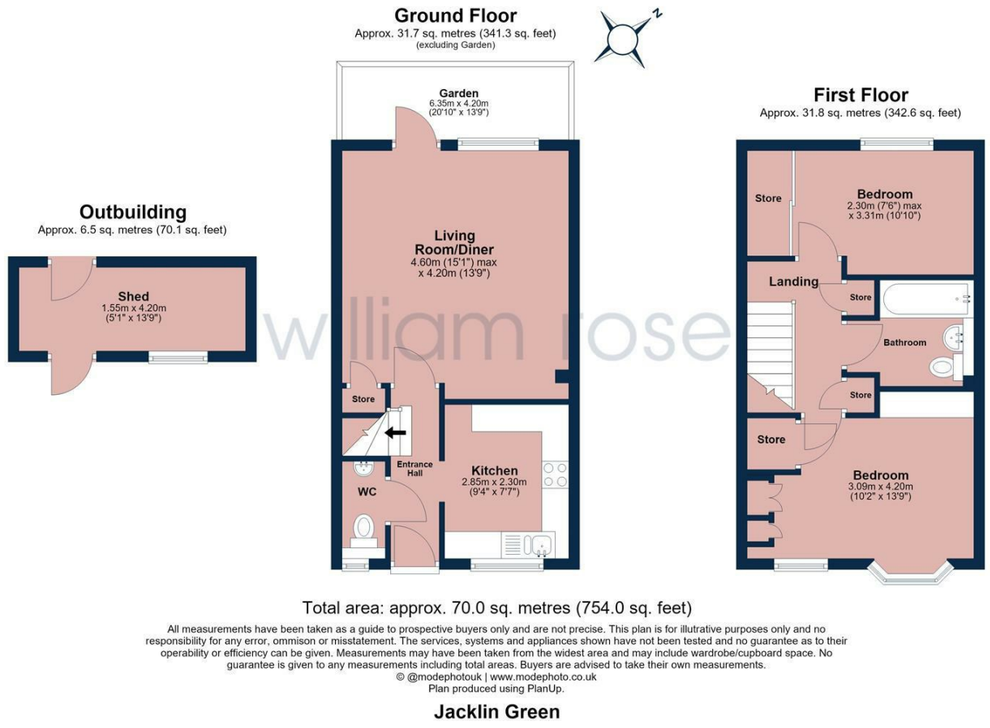
## Viewings

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

## EPC Rating

C




Total area: approx. 70.0 sq. metres (754.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

**Jacklin Green**













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

### Asking Price £475,000

- Chain free
- Two well-proportioned bedrooms
- Low-maintenance paved rear garden
- Allocated parking space
- Short walk to Epping Forest
- Quiet cul-de-sac location
- Convenient ground floor WC
- Substantial garden outbuilding
- Close to Woodford Station
- Easy reach to High Road amenities

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# 25 Jacklin Green, Woodford Green IG8 0TY

Nestled within a peaceful cul-de-sac in the sought-after Woodford Green area, this well presented two bedroom home offers comfortable, practical living in a convenient location. Offered to the market chain free, the property is an excellent opportunity for first-time buyers and downsizers

2 | 1 | 1 | C | Council Tax Band: D







Offered chain free, this charming home is ready for its next chapter.
The ground floor features a well-appointed fitted kitchen and a spacious reception room, providing an inviting setting for both everyday living and entertaining, open directly onto the paved secluded rear garden, creating a lovely extension of the living space and an ideal spot for outdoor dining and relaxation.

A particular feature of the property is the substantial garden outbuilding, complete with power and lighting, offering excellent versatility for storage, hobbies or use as a potential workspace. A convenient ground floor WC adds further practicality.
Upstairs, the accommodation comprises two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a front garden and an allocated parking space, adding to its everyday appeal.

Ideally positioned in the sought-after Woodford Green area, Jacklin Green enjoys a peaceful residential setting whilst remaining conveniently close to a variety of local shops, cafés, restaurants and everyday amenities.
For those who enjoy the outdoors, the property is particularly well located, with the beautiful open spaces of Epping Forest nearby, offering scenic woodland walks, cycling routes and opportunities to enjoy nature throughout the year. Woodford Golf Club is also within easy reach, adding to the area's appeal for golf enthusiasts and those who appreciate the surrounding greenery.
The area also benefits from convenient transport connections, including access to Woodford Underground Station on the Central line, providing links into Stratford, the City and Central London.

Combining the tranquility of a quiet cul-de-sac with excellent access to green spaces, local amenities and transport links, this location offers an appealing balance of suburban living and everyday living.

## Disclaimer

FREEHOLD
EPC Rating: C
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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.