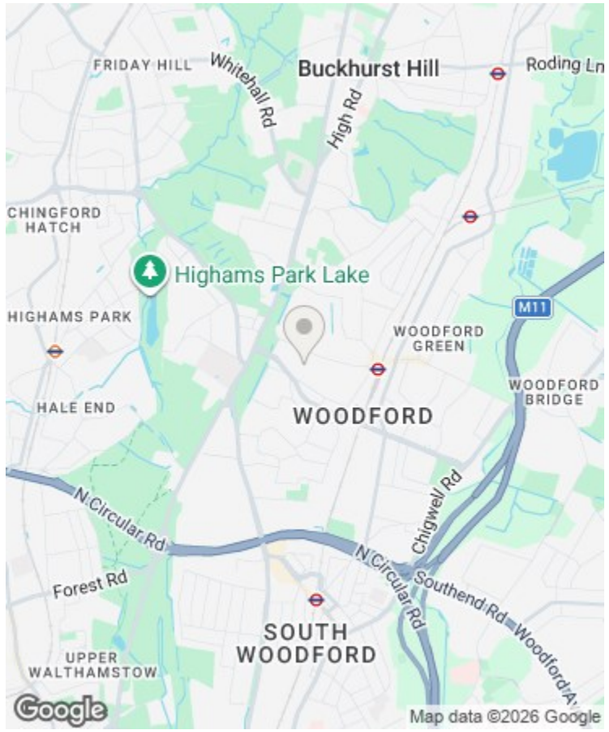
william rose



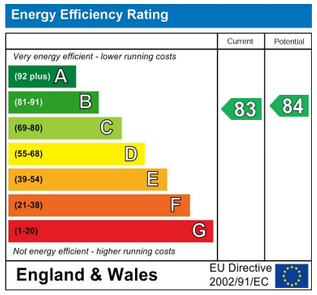
Directions

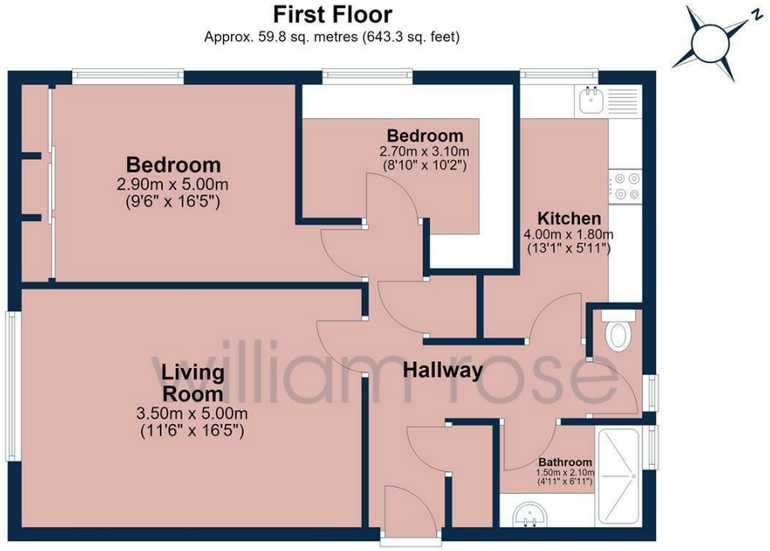
Viewings

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

EPC Rating

B





Total area: approx. 59.8 sq. metres (643.3 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.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Glengall Road

35 Cheyne Court Glengall Road, Woodford Green, IG8 0DN

Asking Price £365,000

- Two bedrooms
- Share of freehold
- Spacious living room
- Shower room
- Security phone entry system
- First floor apartment
- Gated entrance to en-bloc garage
- Separate kitchen
- Well-maintained commual gardens
- Close to central line, amenities & green areas

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

35 Cheyne Court Glengall Road, Woodford Green IG8 0DN

Situated within the ever-popular Cheyne Court development, this spacious two-bedroom first floor apartment presents an excellent opportunity for first-time buyers, downsizers or those looking for a property they can modernise and make their own. Offered with the rare benefit of a Share of Freehold, an en-bloc garage, and a security phone entry system, the property enjoys a peaceful setting with well-maintained communal gardens. Stepping inside, the welcoming entrance hall provides access to all principal rooms. The bright and generously proportioned living room offers ample space for both seating and dining, with a large window allowing plenty of natural light to flood the room. The separate kitchen is fitted with a range of wall and base units and offers excellent potential for updating to suit individual tastes.

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

There are two well-proportioned bedrooms, with the principal bedroom benefiting from extensive fitted wardrobes, while the second bedroom is ideal as a guest room, nursery or home office. The shower room has been modernised with a walk-in shower and contemporary vanity unit, and a separate WC adds further practicality. The property has ample storage, ideal for household items or as a dedicated utility area. Externally, residents enjoy attractive communal gardens, a secure entry phone system and the convenience of an en-bloc garage, accessible via private gates (fob access) perfect for parking or additional storage.

Cheyne Court is positioned on Glengall Road, a highly regarded residential location within Woodford Green. The property is within easy reach of local shops, cafés and supermarkets, while George Lane offers a wide selection of restaurants, independent boutiques and everyday amenities. Commuters are well catered for, with Woodford Central Line Station providing direct access into the City, Canary Wharf and the West End. The area is also well served by local bus routes and offers convenient road links via the A406, M11 and M25. For those who enjoy the outdoors, Epping Forest and several nearby parks are within easy reach, providing miles of open green space, walking trails and recreational facilities. Woodford Green also remains a highly sought-after location thanks to its excellent schools, strong community feel and outstanding transport connections.

Property Information / Disclaimer

LEASEHOLD
Share of Freehold
Lease remaining: 900+ years
Service Charge: £2,100 per annum
Ground Rent: £0 per annum

EPC Rating: B
Council Tax Band: C (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.