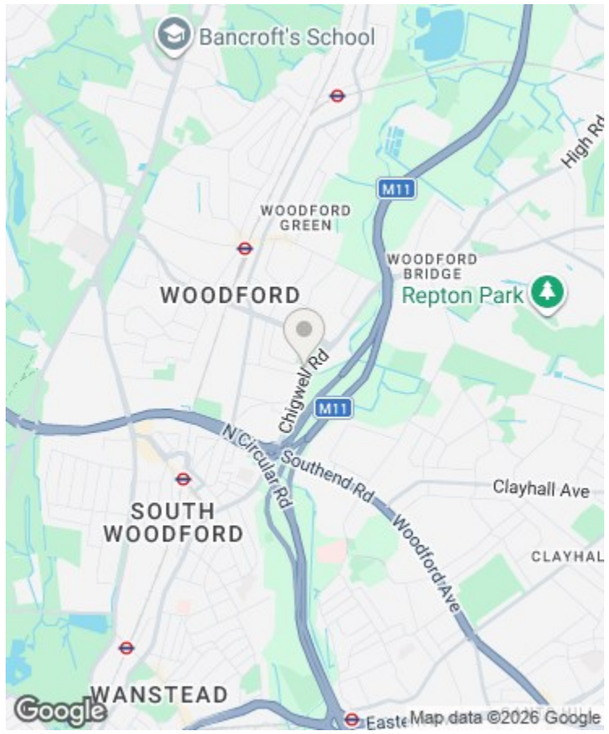
william rose



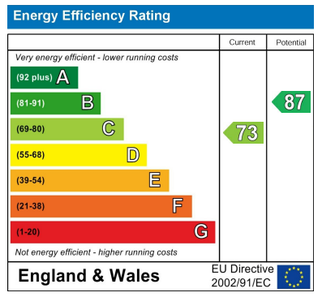
Directions

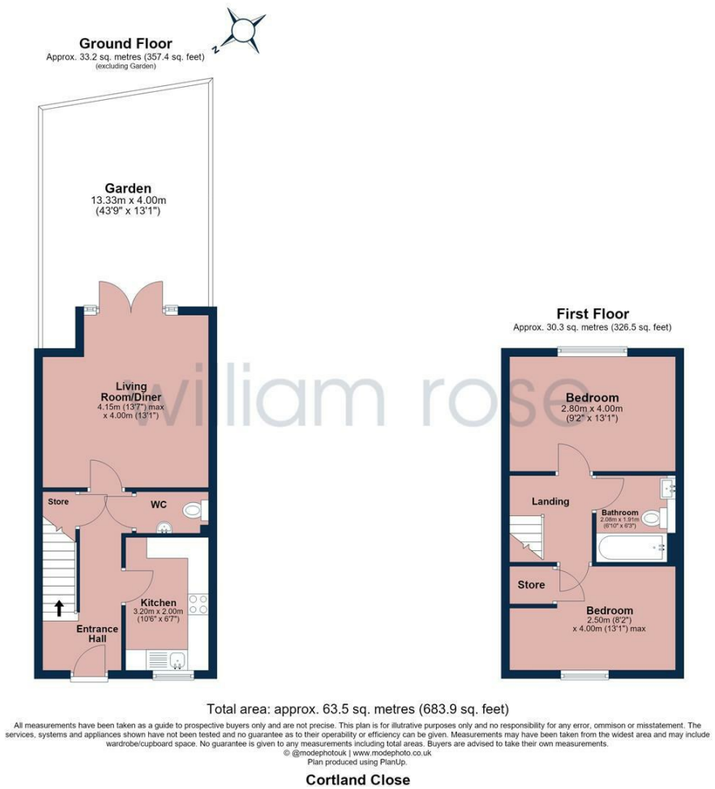
Viewings

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

EPC Rating

C













8 Cortland Close, Woodford Green, IG8 7PJ

Guide Price £425,000

- GUIDE PRICE: £425,000 - £450,000
- Separate Fitted Kitchen
- Private Rear Garden
- Cul-De-Sac Location
- Two Generously Sized Bedrooms
- Spacious Living/Dining Room
- Ground Floor WC
- Garden Shed With Electricity
- Useful Built-In Storage
- Bright & Airy Living Spaces

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

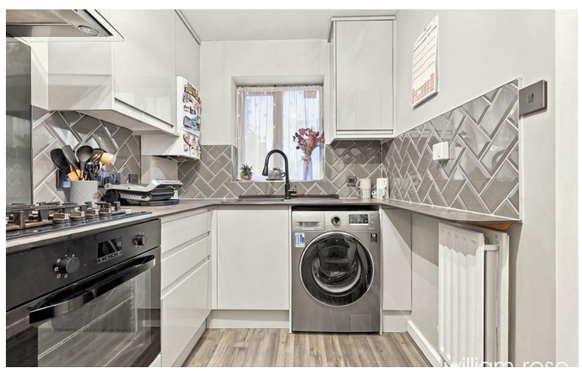
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8 Cortland Close, Woodford Green IG8 7PJ

GUIDE PRICE: £425,000 - £450,000 Situated within the popular Cortland Close, this well-proportioned two-bedroom house offers comfortable living accommodation, a private rear garden and off-street parking for one vehicle.

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







Arranged over two floors, the property benefits from a spacious living/dining room, separate kitchen, ground-floor WC and useful storage throughout. Further benefits include a boarded loft providing additional storage space, with potential for a loft conversion, subject to obtaining the necessary planning permissions and building regulations approval. Ideally positioned just a minute's walk from local amenities, the property is well suited to first-time buyers, downsizers and those looking for a conveniently located home.

Upon entering the property, you are welcomed into an entrance hallway with stairs leading to the first floor and access to the separate kitchen. To the rear, a spacious living/dining room provides an excellent setting for both relaxing and entertaining, with French doors opening directly onto the private rear garden. A convenient ground-floor WC and understairs storage complete the ground-floor accommodation.

The first floor comprises two well-proportioned bedrooms, with the second bedroom benefiting from a useful built-in storage cupboard. A family bathroom fitted with a bathtub, wash basin and WC completes the first-floor accommodation. The property also benefits from a boarded loft, offering valuable additional storage and potential for conversion into further accommodation, subject to the necessary consents and structural suitability. Externally, the private rear garden provides space for outdoor seating and entertaining, together with a useful garden shed benefiting from an electricity supply. To the front, a private driveway provides off-street parking for one vehicle.

Cortland Close enjoys a convenient residential setting, with a range of local shops and everyday amenities just a minute's walk away. The surrounding area also offers access to recreational facilities, green spaces and schooling options, making it an appealing location for a variety of buyers. With everyday essentials close at hand and transport connections available in the wider area, the property offers a practical balance of residential living and convenience.

Property Information / Disclaimer

FREEHOLD

EPC Rating: C
Council Tax Band: C

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.