



## 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		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: approx. 150.7 m<sup>2</sup> ... 1623 ft<sup>2</sup> (excluding garden)  
 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



162 Glengall Road, Woodford Green, IG8 0DS

Asking Price £650,000

- \*Sold prior to marketing\*
- End of Terrace
- Two reception rooms
- Immaculately presented
- Short walk to station
- Four bedroom Townhouse
- Driveway & Side access
- Two bathrooms
- Modern fitted kitchen
- Close to schools and amenities

# 162 Glengall Road, Woodford Green IG8 0DS

\*Sold off-market prior to marketing\* If you are interested in similar homes or have a similar property to sell please do reach out.\* This immaculately presented three/four bedroom end of terrace townhouse located on Glengall Road, Woodford Green. Ideally located for Woodford central line station, excellent schools and amenities close by.



Council Tax Band: D

The accommodation begins on the ground floor with an inviting entrance hallway leading to a spacious reception room overlooking the rear aspect, alongside a well-proportioned bedroom which could also serve as an additional sitting room or guest suite. To the rear, a versatile gym/home office enjoys direct access to the garden, creating an ideal workspace or fitness area. The first floor forms the heart of the home, featuring an impressive open-plan kitchen/diner with ample room for entertaining and family dining, whilst a bright and expansive living room spans the width of the property. On the second floor are three further bedrooms, including a generous principal bedroom, complemented by a modern family bathroom. The private rear garden provides an excellent outdoor retreat with space for seating and entertaining.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Set on a quiet, family-friendly no-through road, the home benefits from a safe and welcoming community atmosphere. It's ideally located within walking distance of Woodford Station on the Central Line, providing direct access to Central London in under 30 minutes — an ideal spot for commuters. Nature enthusiasts will appreciate the proximity to Epping Forest, with its extensive walking and cycling trails offering a green retreat right on your doorstep. The area also boasts a wide range of well-regarded schools, vibrant high streets, and local amenities including supermarkets, independent shops, cafes, and restaurants.

## Property Information / 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.