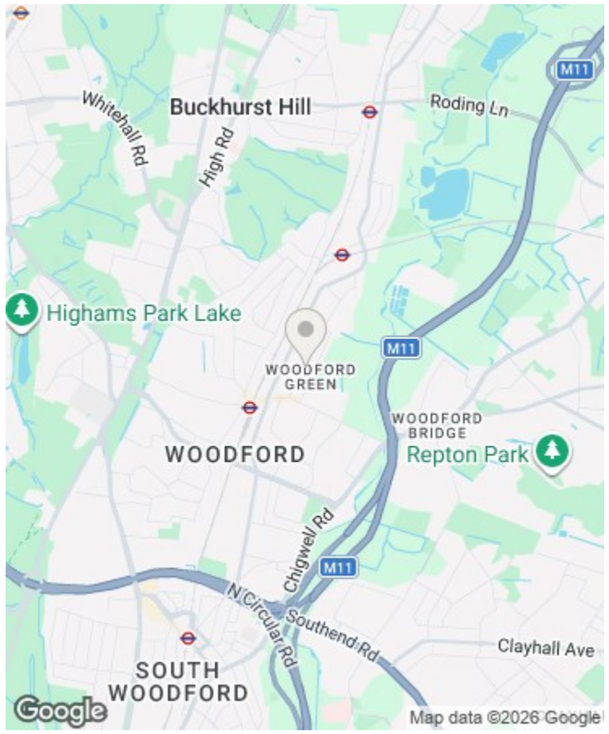
william rose



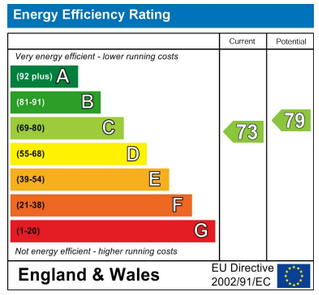
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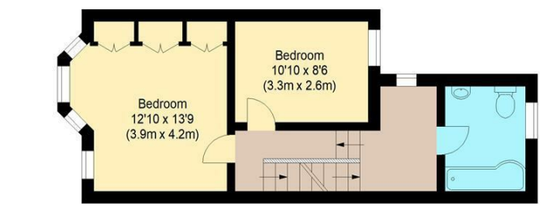
Viewings

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

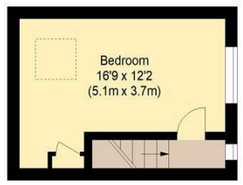
EPC Rating

C

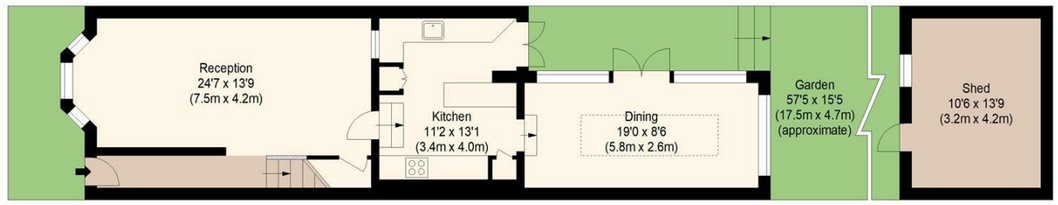




First Floor



Second Floor



Ground Floor

william rose
Prospect Road, IG8

Approximate Gross Internal Floor Area : 118.89 sq m / 1280 sq ft
Shed : 13.44 sq m/ 145 sq ft

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/6/2025









97 Prospect Road, Woodford Green, IG8 7ND

Asking Price £650,000

- Three bedroom Victorian home
- Beautifully extended family kitchen
- Bay windowed front reception
- Spacious rear garden with shed
- Short walk to Central Line & amenities
- Terraced
- Impressive lantern skylight feature
- High ceilings throughout property
- Patio, perfect for al-fresco dining
- Close to sought-after schools

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

97 Prospect Road, Woodford Green IG8 7ND

Positioned on the sought-after Prospect Road in Woodford Green, this attractive three-bedroom Victorian terraced home effortlessly blends period charm with modern living. Beautifully extended and thoughtfully updated, the property offers versatile family accommodation across three floors, all within walking distance of Woodford Central Line Station, making it perfect for commuters and families alike.

3 | 1 | 2 | C | Council Tax Band: D







Upon entering, you're welcomed by a characterful hallway with wooden flooring, leading through to a stunning front reception room featuring a traditional bay window and high ceilings, enhancing the home's light and spacious feel. The property continues into a stylish, extended modern fitted kitchen complete with integrated appliances, a classic butler sink, and contemporary finishes. To the rear, the impressive open-plan dining and family area is flooded with natural light via a beautiful lantern skylight and opens directly onto a patio area, perfect for al-fresco dining in the summer months. Beyond the patio lies a generous rear garden with a large garden shed positioned at the far end, providing excellent storage or potential for a home office. Upstairs, the first floor offers two well-proportioned bedrooms, including a spacious front double with two windows — one being a bay mirroring the reception room below. A modern family bathroom completes this level, while the top floor boasts a further generous double bedroom with eaves storage and garden views.

Prospect Road is a highly regarded residential street in Woodford Green, renowned for its period homes and friendly neighbourhood atmosphere. The area benefits from excellent transport links, with Woodford Central Line Station offering swift connections into the City and West End. Families and nature lovers can enjoy the nearby open spaces of Epping Forest, perfect for walking and outdoor activities. Woodford High Road provides a great selection of independent cafés, restaurants, and shops, while highly sought-after schools including Woodford Prep School, Bancroft's School, and Churchfields Primary School are all within easy reach.

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