

## Directions

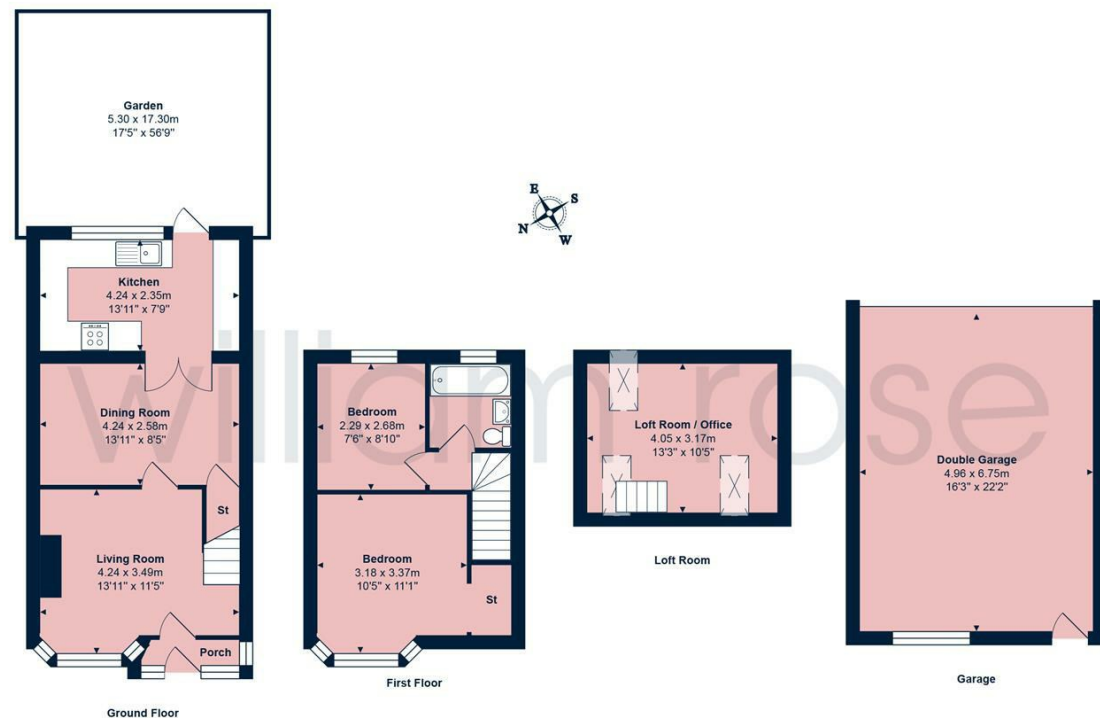
## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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. 108.4 m<sup>2</sup> ... 1167 ft<sup>2</sup> (including Loft Room and Garage)  
 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.  
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48 Uplands Road, Woodford Green, IG8 8JN

Asking Price £500,000

- Two bedrooms
- Loft room
- Extended downstairs
- Family bathroom
- Reception room & dining area
- End of terrace
- Double garage to rear
- Modern fitted kitchen
- Driveway to front
- Close to schools, amenities & green spaces

## 48 Uplands Road, Woodford Green IG8 8JN

Situated on the ever-popular Uplands Road in Woodford Green, this well-presented two bedroom en of terrace home offers spacious and versatile accommodation throughout, including a loft room, rear extension, large rear garden and an impressive double garage. Perfect for growing families or buyers looking for additional work-from-home space, the property combines practical living with excellent future potential, all within easy reach of local amenities, green spaces and transport links.



Council Tax Band: D



The property opens via an enclosed porch into a bright and welcoming living room with bay window to the front aspect. To the rear, the home has been thoughtfully extended to create a spacious dining room leading through to the fitted kitchen overlooking the garden, providing an ideal layout for both everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms and a family bathroom, while stairs rise to a versatile loft room currently used as a home office. Externally, the property benefits from a generous rear garden offering excellent outdoor space, together with a substantial detached double garage providing secure parking, storage or further workspace potential.

Uplands Road is a quiet residential turning ideally positioned within the highly regarded Woodford Green area, popular with families and commuters alike. The property is conveniently located for Woodford Central Line Station, offering direct access into the City and West End, while nearby road links include the A406, M11 and M25. The area is well served by highly regarded local schools, independent cafés, restaurants and everyday amenities, with both Woodford Broadway and South Woodford close by. Residents also benefit from easy access to Epping Forest, Claybury Park and Roding Valley Park, offering an abundance of green open spaces and leisure opportunities.