

## Directions

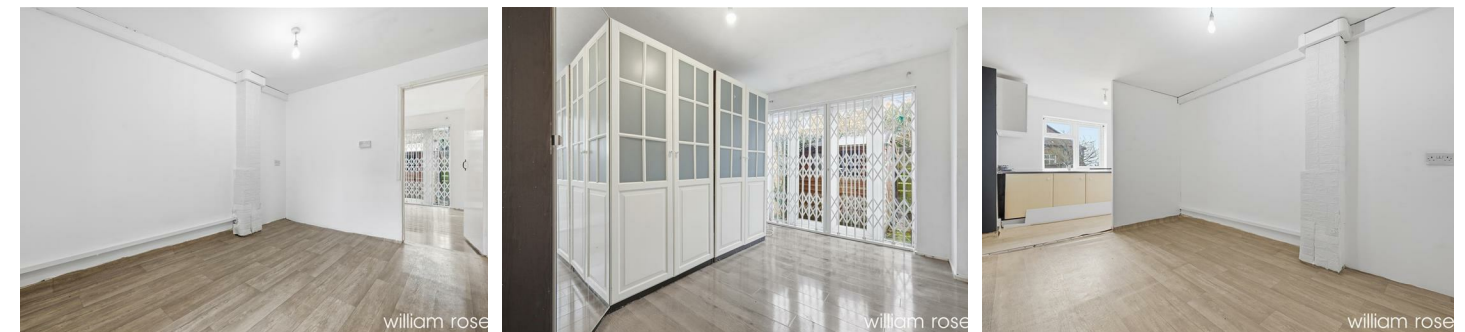
## Viewings

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

## EPC Rating

C

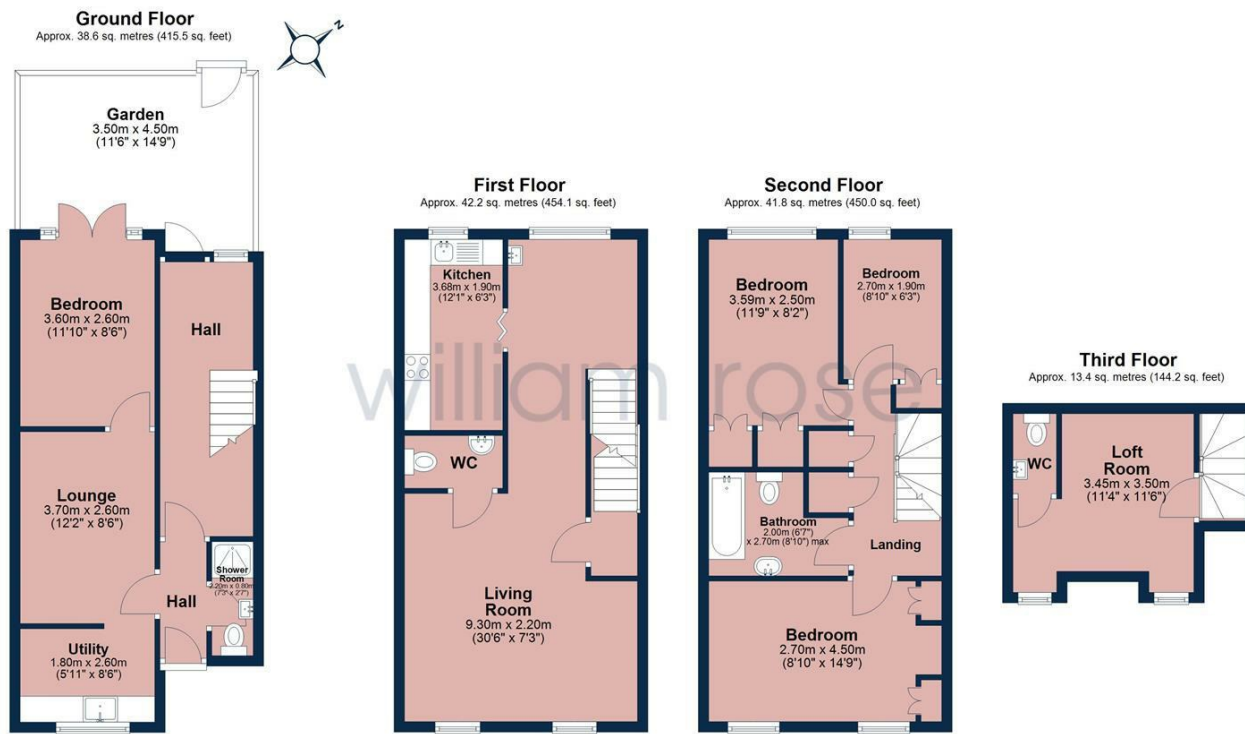
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 22 Ford End, Woodford Green, IG8 0EG

Guide Price £525,000

- \*SOLD BY WILLIAM ROSE\*
- 4 bedroom townhouse
- 2 reception rooms
- Two bathrooms
- Loft room with w/c
- Driveway
- Fitted kitchen
- Chain free
- Walking distance to Woodford station
- Close to schools



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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.

© @modphotosuk | www.modphotos.co.uk  
Plan produced using PlanUp

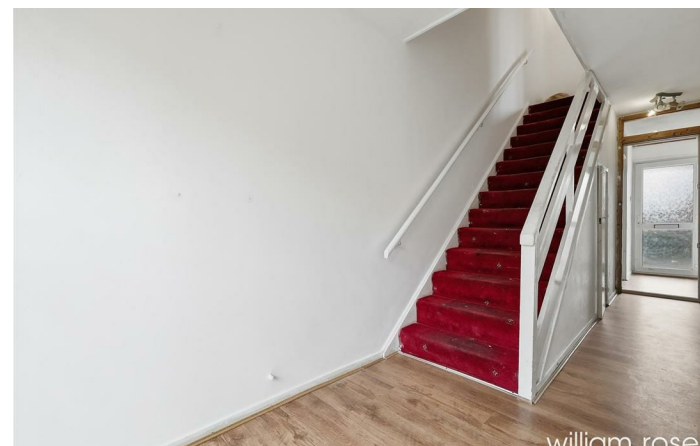
Ford End

## 22 Ford End, Woodford Green IG8 0EG

**\*Requires Modernisation\*** Positioned on the sought-after Ford End, this spacious four-bedroom terraced townhouse in Woodford Green offers an excellent opportunity for buyers looking to create their ideal home. Offered to the market chain free, the property provides generous accommodation arranged across multiple floors and presents a true blank canvas for modernisation or personalisation. With its versatile layout and excellent location close to transport and amenities, this home will appeal to families, commuters and investors alike.



Council Tax Band: D



The property is arranged over four levels. The ground floor offers flexible living space including a front lounge, a bedroom, utility room, shower room and access out to the rear garden. The first floor features a bright and spacious living room along with a separate kitchen and additional WC, creating a natural hub for day-to-day living and entertaining. On the second floor there are two further bedrooms and a family bathroom arranged around the landing, while the top floor provides a loft room with its own WC.. Externally, the property benefits from a private rear garden and off-street parking via a driveway to the front.

Ford End is a quiet residential turning ideally located within easy reach of Woodford station, providing direct access to the Central Line and convenient connections into the City and West End. The area is well regarded for its excellent schooling options, green open spaces and vibrant high street. Residents enjoy close proximity to Epping Forest, local shops, cafés and restaurants, as well as larger retail and leisure facilities in nearby South Woodford and Buckhurst Hill. Combining suburban tranquillity with strong transport links, Woodford Green remains a highly desirable location for families and professionals alike.

### 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.