



Directions

Viewings

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

EPC Rating

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Outbuilding
Approx. 19.0 sq. metres (204.3 sq. feet)



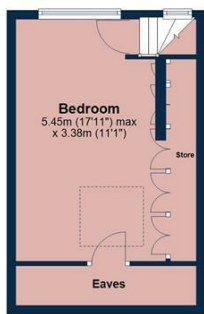
Ground Floor
Approx. 48.2 sq. metres (518.9 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.3 sq. feet)



Second Floor
Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 133.2 sq. metres (1433.6 sq. feet)
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.

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Prospect Road



229 Prospect Road, Woodford Green, IG8 7NF

Asking Price £675,000

- Three Double Bedrooms
- Original Features
- Spacious Through Lounge
- Modern Four-Piece Family Bathroom
- Modern Fitted Kitchen
- Victorian
- Converted Garage / Office
- Downstairs Cloakroom
- Side Access
- Bi-folding doors to Garden

229 Prospect Road, Woodford Green IG8 7NF

An immaculately presented and extended three-bedroom Victorian home situated on the highly sought-after Prospect Road. This stunning property has been lovingly restored to its former glory, combining a stylish contemporary finish with beautiful period character. Ideally located within walking distance to Woodford Station, the property also falls within the catchment for outstanding local schools including Ray Lodge and Woodbridge, making it a perfect choice for families.

 3

 1

 1

 E

Council Tax Band: D



Stepping through the front door, you are welcomed into a spacious and bright lounge/diner that retains its restored wooden flooring, high ceilings, and period charm. Moving through to the rear, you'll find a modern fitted kitchen complete with integrated appliances, leading into a single-storey rear extension incorporating a breakfast room. This additional space benefits from a cloakroom and stunning bi-folding doors opening onto the landscaped garden, ideal for entertaining. Upstairs, the first floor offers two well-proportioned bedrooms, including the principal bedroom at the front with two large sash windows that flood the room with natural light and fitted storage. A luxurious four-piece family bathroom completes this level. The second floor is home to the third bedroom (formerly the loft), providing ample space and versatility for growing families. Outside, the property benefits from side access and the original garage to the rear, which has been partially converted into a garden room/office or gym while retaining storage space to the front.

Prospect Road is one of Woodford Green's most desirable addresses, known for its charming period homes, tree-lined setting, and community feel. Residents enjoy excellent transport links, with Woodford Central Line Station offering quick access into London, while the nearby Epping Forest and local parks provide beautiful green spaces for walks and recreation. The area is well-served by a variety of independent shops, cafes, and restaurants, as well as popular pubs. Families are drawn to the outstanding local schools and the safe, friendly neighbourhood atmosphere that makes Prospect Road such a sought-after location.

Property Information / Disclaimer
FREEHOLD

EPC Rating: E
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.