

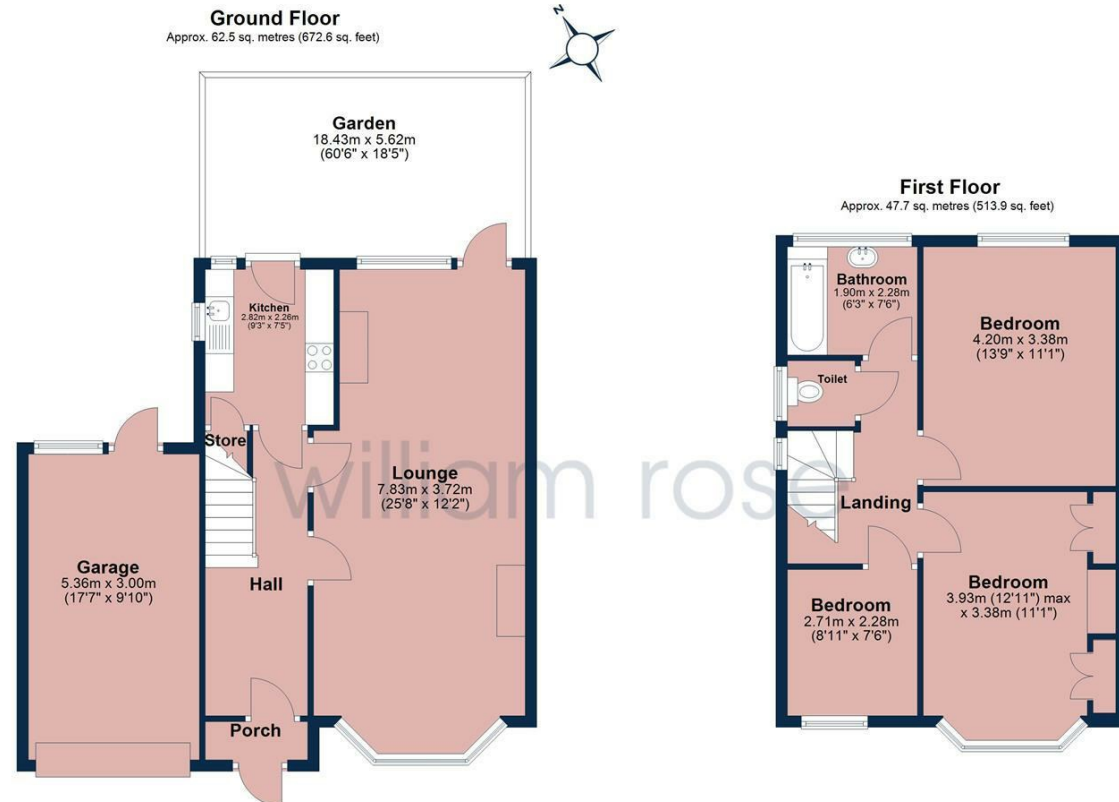
## Directions

## Viewings

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

## EPC Rating

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>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 110.2 sq. metres (1186.5 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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Plan produced using PlanUp.

Parkland Road



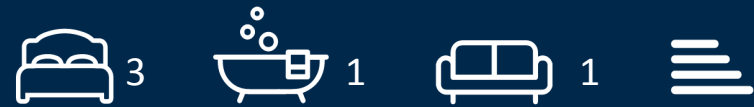
13 Parkland Road, Woodford Green, IG8 9AP

Asking Price £750,000

- \*SOLD BY WILLIAM ROSE\*
- Semi-detached
- Sought-after location
- Driveway
- Potential to extend (STPP)
- Three Bedrooms
- 1930's Style
- Spacious through-lounge
- Garage
- Close to Schools & Station.

## 13 Parkland Road, Woodford Green IG8 9AP

Located on one of Woodford Green's most sought-after roads, this three-bedroom semi-detached property offers an excellent opportunity for a family looking to put down roots in the area. Offering plenty of scope to modernise and personalise, the home is the perfect blank canvas with huge potential for future growth. Ideally positioned for Woodford Central Line station and a number of outstanding schools such as Woodford Prep and Woodbridge, this is a property that balances convenience, community, and opportunity.



Council Tax Band: E



Stepping inside, you are welcomed into a bright hallway which leads through to a spacious lounge overlooking the rear garden. There is a separate kitchen, along with a useful store and direct access into the integral garage. Upstairs, the first floor offers three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a generous rear garden, ideal for family life, and to the front, a driveway providing off-street parking in addition to the garage. For those seeking additional space, there is clear precedent in the area to extend to the side, the rear, and up into the loft (STPP).

Parkland Road itself is highly regarded, offering a peaceful residential setting whilst still being within easy reach of excellent amenities. Woodford Central Line station provides direct access into the City and West End, making commuting simple, while the area is surrounded by beautiful green open spaces including Epping Forest and the local parks. Families are particularly drawn here thanks to the outstanding schools nearby, boutique shops, cafés, and the strong sense of community that Woodford Green has long been known for.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: tbc

Council Tax Band: E (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.