

Directions

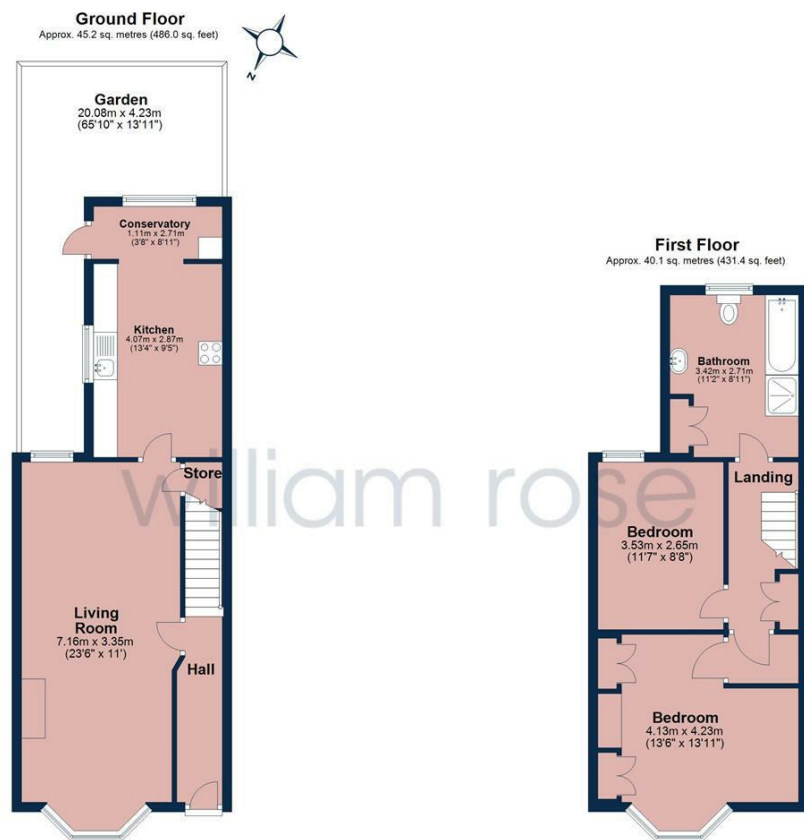
Viewings

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		68	79
(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. 85.2 sq. metres (917.5 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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Prospect Road



217 Prospect Road, Woodford Green, IG8 7NF

Price Guide £500,000

- *SOLD BY WILLIAM ROSE*
- Victorian
- Spacious through lounge
- Double Bay
- Large Family Bathroom
- Two bedrooms
- Terraced
- Generous rear garden
- Period Features
- Close to schools & station

217 Prospect Road, Woodford Green IG8 7NF

Guide Price £500,000 - £550,000 Located on the increasingly sought-after Prospect Road in the heart of Woodford Green, this charming two-bedroom Victorian terraced home offers the perfect blend of period character and contemporary living. The property is an ideal first-time purchase, retaining many of its beautiful original features while having an abundance of potential to extend. Ideally positioned for commuters, it is just a short walk to Woodford Central Line station, providing easy access into the City and West End. The area is also renowned for its outstanding local schools, parks, and a strong sense of community, making this a highly desirable location for families and professionals alike.



Council Tax Band: D



The property is arranged over two floors and offers well-balanced living accommodation, retaining a number of attractive period features throughout. On the ground floor, an entrance hall leads into a spacious through lounge / dining room at the front of the property, enhanced by a double bay window, high ceilings, and an original fireplace, creating a bright and characterful living space. To the rear, the property features a kitchen with access to a useful storage area, which in turn leads to a conservatory overlooking the garden. The conservatory provides an additional reception space with direct access to the rear garden. The first floor comprises two well-proportioned bedrooms, both benefiting from period character including fireplaces, along with a family bathroom. A central landing provides access to all first-floor rooms. Externally, the property enjoys a generous rear garden, ideal for outdoor entertaining or relaxation.

Property Information / Disclaimer

FREEHOLD

EPC Rating: tbc

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.