

Directions

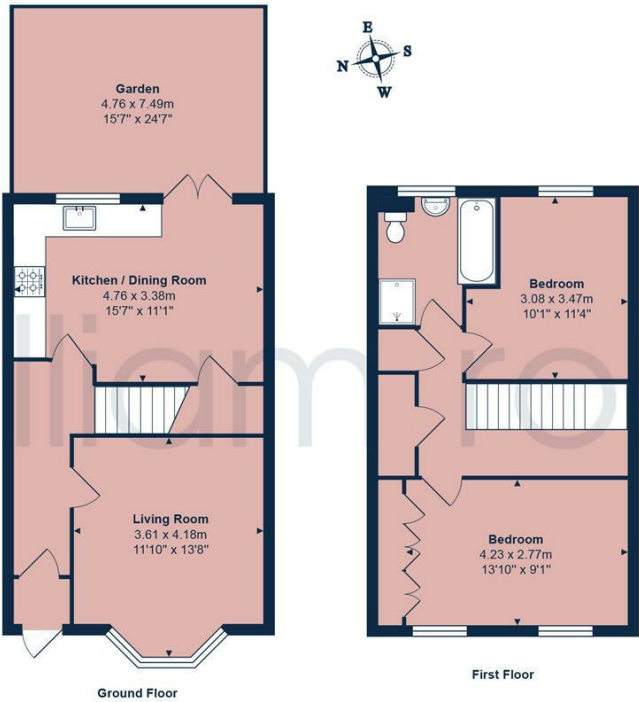
Viewings

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) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(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. 77.8 m² ... 838 ft² (excluding garden)
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.
Property marketing provided by www.fotomarketing.co.uk



57 Prospect Road, Woodford Green, IG8 7NA

Offers Over £450,000

- *CHAIN FREE - CONTRACT PACK READY*
- Terraced
- Four-piece Bathroom
- Low-maintenance Garden
- Walking Distance to Woodford Station
- Two Bedrooms
- Driveway
- Separate Living Room
- Rear Access
- Close Outstanding Schools

57 Prospect Road, Woodford Green IG8 7NA

Located on the increasingly popular Prospect Road, this charming two-bedroom terraced home offers the perfect balance of comfort, convenience, and potential. The property benefits from its own private driveway, is just a short walk to Woodford Central Line Station, and falls within the catchment for several outstanding schools including Woodbridge Secondary School and Ray Lodge Primary School.

 2

 1

 1

 C

Council Tax Band: D



Stepping inside, you are welcomed by a spacious living room leading through to a modern kitchen and dining space with direct access to the garden. The first floor comprises two well-proportioned bedrooms and a stylish four-piece family bathroom. The property also offers excellent scope for a loft conversion (STPP), giving buyers the opportunity to add further space and value. The garden has been designed to be low-maintenance with rear access and further access to the communal garden located adjacent to Bowland Road.

Prospect Road is a sought-after residential street popular with families and professionals alike. The location provides easy access to Woodford’s Central Line Station, ensuring quick connections into the City and West End. There is a fantastic choice of local shops, cafes, and restaurants nearby, as well as larger shopping facilities in South Woodford and Buckhurst Hill. Families are spoilt for choice with highly regarded schools within walking distance, while Ray Lodge Park, Knighton Wood, and Epping Forest offer acres of open green space right on the doorstep, perfect for walks and outdoor activities.

Property Information / Disclaimer

FREEHOLD

Service Charge: £27pcm for maintenance of communal garden adjacent to Bowland Road (further information on request)

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.