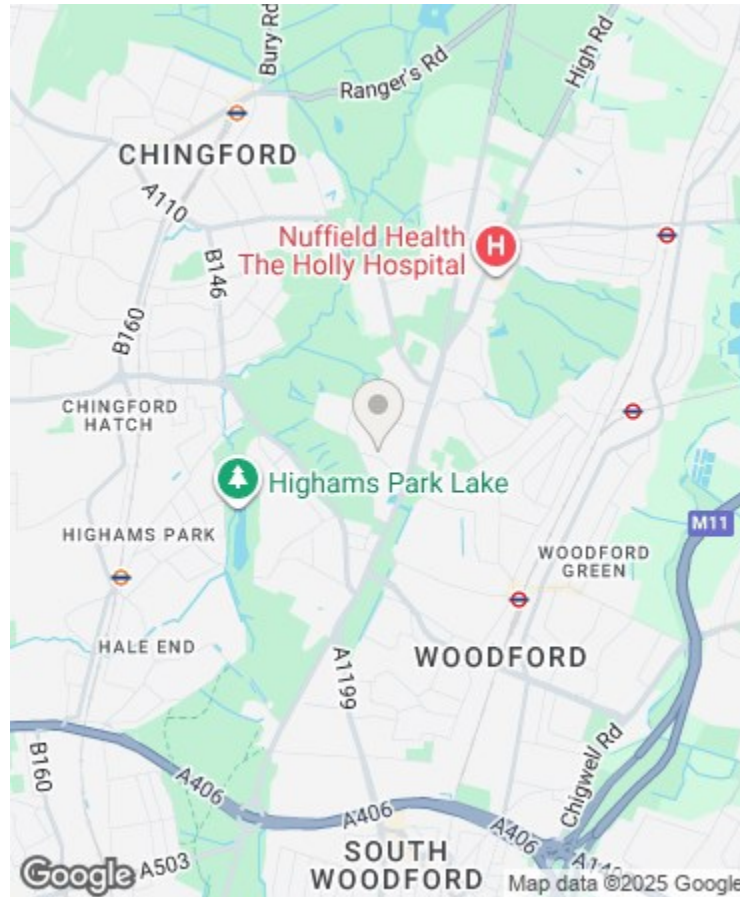




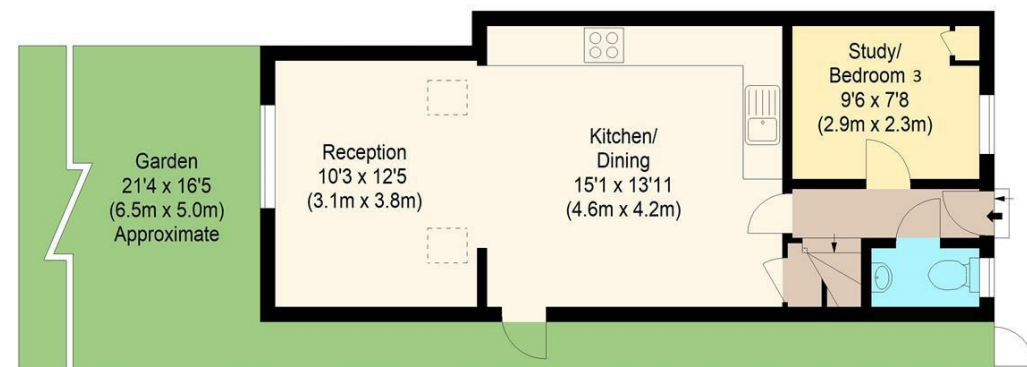
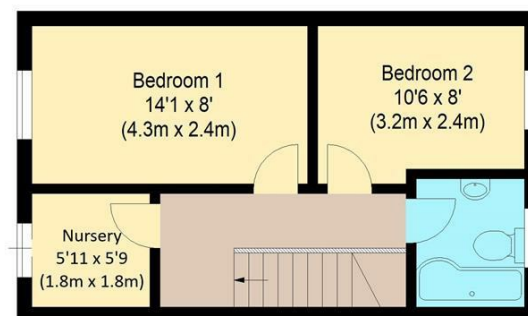
Directions

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)	A		
(81-91)	B		
(69-80)	C		
(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	



william rose
Jacklin Green, IG8
Approximate Gross Internal Floor Area : 77.00 sq m / 829 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 4/4/2024



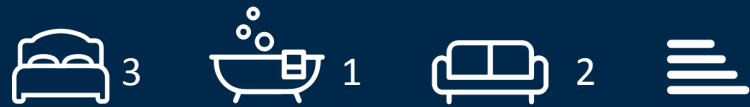
4 Jacklin Green, Woodford Green, IG8 0TY

Guide Price £500,000

- Three Bedrooms
- Modern Fitted Kitchen/Diner
- Close to Epping Forest
- Open Plan Living Space
- Downstairs Cloakroom
- Nursery / Study
- Family Bathroom
- End of Terrace
- Well-Proportioned Bedrooms
- Close to Schools & Amenities.

4 Jacklin Green, Woodford Green IG8 0TY

Guide Price £500,000 - £550,000. This immaculately presented three bedroom end of terrace family home is located just off Sunset Avenue and is within walking distance to Epping Forest.



Council Tax Band: D



Guide Price £500,000 - £550,000

This immaculately presented three-bedroom end of terrace family home is located just off Sunset Avenue and is within walking distance to Epping Forest. Jacklin Green is set in a highly sought-after cul-de-sac providing a peaceful setting whilst still being very close proximity to local amenities, schools, and transport links.

Internally the property boasts an abundance of natural light and benefits from an entrance hall, downstairs cloakroom, study / bedroom, large open plan kitchen / diner and reception area. On the first floor of the property there are two well-proportioned bedrooms, nursery/dressing room and a family bathroom. Further benefits include a fully boarded loft, off street parking to the front and a low maintenance rear garden and side access.

Jacklin Green is found within a peaceful residential cul-de -sac located close to the golf course in Woodford Green. The property is a short walk from Sunset Avenue where you will be able to go for walks through the beautiful forest and around the golf course. The property is well located for transport including Woodford Central Line Station, there are bus routes which run along the High Road and the A406 and M11 are easily accessible from this location. There are great amenities located along the High Road including shops, restaurants, and cafes. If schooling is of consideration the property is in the catchment area for several excellent primary and secondary schools. The property is also ideally suitable for those looking to downsize or first-time buyers.

EPC Rating: C

Council Tax Band: D (London Borough of 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.