

## 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			79
(55-68) D		52	
(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. 117.6 sq. metres (1265.4 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

Prospect Road



223 Prospect Road, Woodford Green, IG8 7NF

Offers Over £700,000

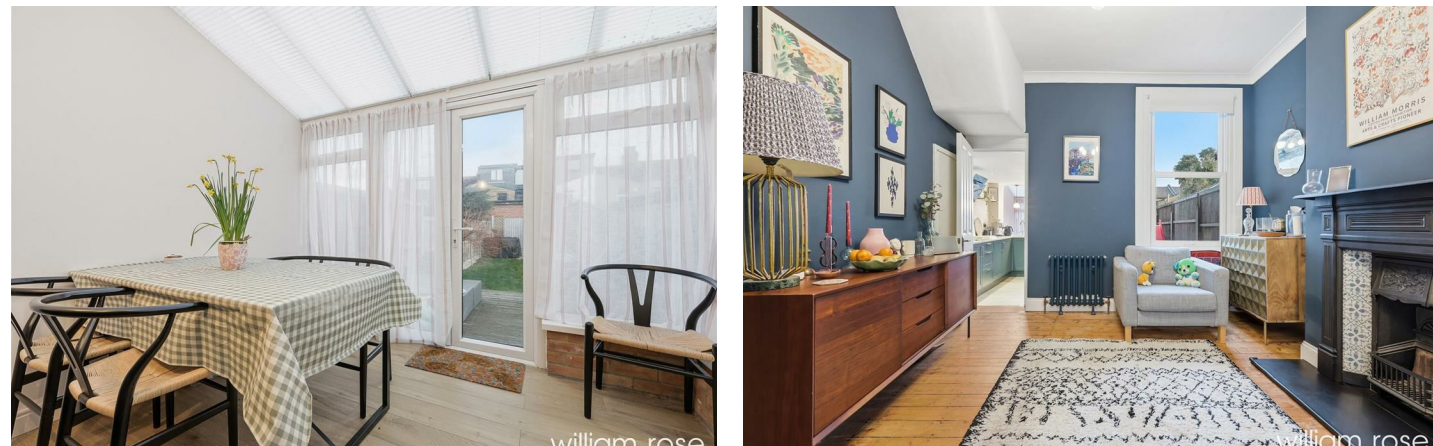
- \*SOLD BY WILLIAM ROSE\*
- Modern fitted kitchen / diner
- Period features
- Spacious through lounge
- Catchment for Outstanding schools
- Victorian
- Two bathrooms
- Immaculately presented
- Walking distance for amenities
- Close to Central line

## 223 Prospect Road, Woodford Green IG8 7NF

Situated on the ever-popular Prospect Road in the heart of Woodford Green, this beautifully presented four bedroom Victorian terraced home has been thoughtfully modernised and extended by the current owners to an exceptional standard. Offering generous living accommodation arranged over three floors, the property provides the ideal family home, perfectly positioned within close proximity to the outstanding Ray Lodge and Woodbridge School catchments. Woodford Central Line station is also within a short walk, making this an excellent choice for commuters seeking both convenience and quality of life.



Council Tax Band: D



The accommodation is arranged as follows: upon entering the property you are welcomed by a charming entrance hall leading to a well-proportioned front reception room, ideal as a formal living space. To the rear, a separate dining room flows seamlessly into the impressive extended kitchen/dining room, creating a fantastic open-plan area perfect for family life and entertaining, with direct access to the rear garden. The first floor offers two bedrooms and a stylish family bathroom, while the second floor provides two further bedrooms and an additional bathroom, making it ideal for growing families. Throughout the home, the current owners have carefully retained and enhanced many of the original Victorian features, including period detailing and proportions, blending character with contemporary living.

Prospect Road is a highly regarded residential turning within Woodford Green, known for its attractive Victorian homes and strong sense of community. Residents benefit from easy access to the open green spaces of Ray Lodge Park, Claybury Woods and Epping Forest, offering excellent outdoor leisure opportunities. Woodford's vibrant high road provides a range of independent shops, cafés and restaurants, while the Central Line offers swift access into Stratford, Liverpool Street and the West End. With outstanding schools, excellent transport links and an abundance of local amenities, Prospect Road remains one of Woodford Green's most sought-after family locations.

### 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.