

## Directions

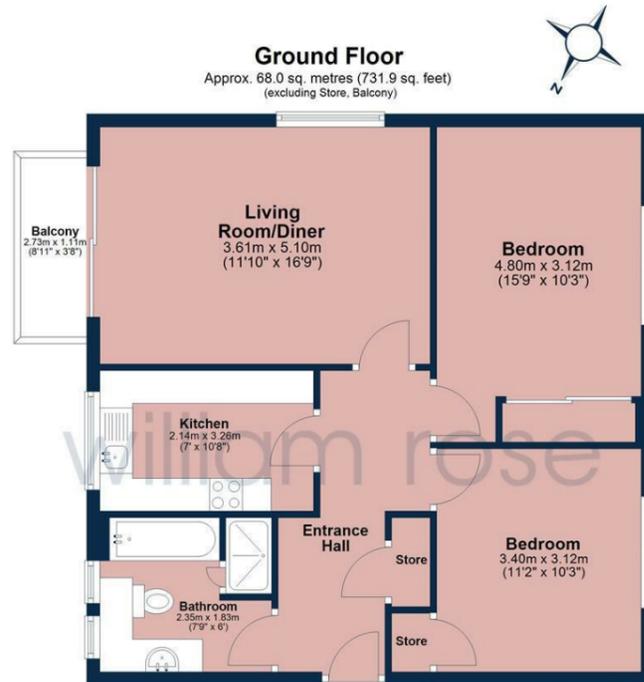
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(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			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 68.0 sq. metres (731.9 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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**Parkmore Close**



61 Parkmore Close, Woodford Green, IG8 0SL

£1,850 PCM

- Two bedroom apartment
- Ground floor
- Balcony
- Security Entry Phone System
- Communal gardens
- Sunset Avenue location
- Allocated parking space
- Popular location
- Newley decorated
- Minutes from forest open space

## 61 Parkmore Close, Woodford Green IG8 0SL

Set back off popular Sunset Avenue is this large ground floor two bedroom apartment which is located in an established development. The property has been decorated throughout and benefits include a balcony, allocated parking space and communal gardens.



Council Tax Band: D



The property offers spacious and well-balanced accommodation throughout, beginning with a welcoming entrance hallway that leads into a bright and generously proportioned 17ft living room with direct access to a private balcony, providing an ideal space for both relaxing and entertaining. The principal bedroom benefits from fitted wardrobes, while the second bedroom is also a comfortable double, making the apartment well suited to both owner occupiers and investors alike.

The kitchen is thoughtfully arranged with ample storage and worktop space, complemented by a modern family bathroom finished to a good standard. Further benefits include residents' allocated parking and access to beautifully maintained communal gardens, enhancing the overall appeal of this attractive development.

Parkmore Close is widely regarded as one of Woodford's premier addresses, quietly positioned between Sunset Avenue and Sydney Road and surrounded by mature greenery. The development enjoys a unique setting that offers immediate access to Epping Forest, providing an abundance of open space for walking, cycling and outdoor leisure, while still being within easy reach of Woodford High Road.

Woodford itself is a highly desirable area known for its village-like atmosphere combined with excellent connectivity into Central London via the Central Line. Woodford Station is within walking distance, offering direct links to the City and West End, making it ideal for commuters. The High Road provides a wide selection of independent cafés, restaurants and well-known establishments, including Bel Sit, Miller & Carter and Mezze, alongside a number of popular local pubs and everyday amenities.

The area is also well regarded for its schooling options and recreational facilities, with Woodford Golf Club and various leisure amenities close by. The balance of green open spaces and urban convenience makes this location particularly appealing for professionals, downsizers and those seeking a more relaxed lifestyle without compromising on connectivity.

EPC Rating: D  
Council Tax Band: D