



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		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



El Cerrete, 9A Trevor Road, Woodford Green, Essex, IG8 9AJ

£1,900 Per Calendar Month

- Two double bedrooms
- Period conversation
- Contemporary bathroom
- Bright conservatory
- Near Woodford Station (Central Line)
- Spacious 18ft living room
- Modern fitted kitchen
- 53ft private garden
- Ground-floor layout throughout
- Close to shops, cafés and Epping Forest

Total area: approx. 55.4 sq. metres (595.8 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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Trevor Road

9A Trevor Road, Woodford Green IG8 9AJ

A charming and well-kept two-bedroom apartment offering generous living space, a bright conservatory and a fantastic private garden, all set in a highly sought-after Woodford Green location close to the Central Line, local shops and green open spaces.



Council Tax Band: C



This well-presented ground-floor apartment is set on the highly regarded Trevor Road, right in the heart of Woodford Green. Offering a surprisingly spacious layout of almost 600 sq. ft, a generous private garden, and bright interiors throughout, the property provides an excellent blend of comfort, convenience and outdoor space rarely found in similar homes.

The apartment benefits from its own private entrance, opening into a welcoming hallway that leads through to the main accommodation. The living room stretches an impressive 18ft in length, creating a versatile and inviting space for relaxing or entertaining. Just off the living area sits the modern kitchen, well laid out with good storage, worktop space and room for appliances. A charming conservatory at the rear adds valuable extra living space and provides direct access to the superb garden, a fantastic feature for those who enjoy outdoor dining, gardening, or a peaceful spot to unwind.

Both bedrooms are generous in size. The principal bedroom offers excellent floor space and natural light, while the second bedroom makes an ideal guest room, nursery or home office. The bathroom is neatly finished with a modern suite.

One of the standout features of this home is the substantial private garden, measuring approximately 53ft in depth. Whether you enjoy summer BBQs, family time outside or simply want a green space to relax in, this garden offers outstanding value for renters seeking outdoor living.

Trevor Road is a quiet and sought-after residential turning, perfectly positioned for easy access to Woodford High Road, where you'll find a great mix of independent cafés, restaurants and everyday amenities. Woodford Station (Central Line) is within walking distance, making commuting into the City and West End straightforward. The area is also renowned for its open green spaces and the beautiful expanses of Epping Forest offering endless opportunities for walking, cycling and outdoor leisure. Well-regarded local schools and a friendly community feel add to the appeal of this desirable location.

A spacious garden flat in a prime Woodford location, this property offers an excellent lifestyle and is ready to move into. Early viewing is strongly recommended.