



PROSPECT ROAD, WOODFORD GREEN

Petty Son & Prestwich are delighted to offer this superbly proportioned one bedroom/two reception room ground floor period conversion boasting high ceilings and bright, airy accommodation being located in a popular turning just a short stroll from Woodford Central Line and local shopping facilities. This well appointed apartment should be viewed to appreciate the spacious rooms on offer. The entrance hallway with handy storage cupboard serves a beautiful sitting room with picture rail, brick fireplace and large shuttered bay window flooding the room with natural light. The dining room boasts ceiling coving, a brick fireplace with wooden mantle and large window enjoying views of the terrace. The kitchen is fitted with a range of light wood units with contrasting work surfaces and tiled splash backs. Integrated appliances include oven, gas hob and extractor hood. A rear lobby has space for washing machine and tumble dryer and serves the shower room being fully tiled with a white suite and heated towel rail. The rear garden of approx. 76' in length has a private terrace, patio area and part of the lawn. There is a shared side access gate. Viewing of this lovely apartment is a must! EPC: D63/D62.

£335,000 SHARE OF FREEHOLD

- Large sitting room with bay window
- Dining room with brick fireplace
- Kitchen with modern units
- Double bedroom
- Shower room with white suite
- Garden with private terrace, patio and lawn area
- Close to Woodford Central Line Station
- Mostly double glazed
- Wooden flooring

Room sizes

Living Room: 15'9 x 12'3

Dining Room: 11 x 9'7

Kitchen: 7'9 x 8'8 > 6'9

Bedroom: 11'9 x 8'9

Ground Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



Total area: approx. 57.2 sq. metres (615.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approx. and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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