



PM ESTATES

Property Sales & Lettings



Ford End

Woodford Green, IG8 0EG

Guide Price **£575,000**

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Ford End

Woodford Green, IG8 0EG

Overview

- Chain Free
- Town House
- Five Bedrooms
- Two Reception Rooms
- Ground floor Shower Room
- Family Sized Bathroom
- Ensuite Shower Room
- Private Driveway
- Investment Opportunity
- Private Rear Garden
- Walking Distance to Rail Station
- Energy Rating F
- Council Tax Band D



Description

PM Estates is delighted to present this versatile five-bedroom townhouse located on Ford End, a desirable road in Woodford Green, London, now available on the sales market chain free.

Ground Floor:

Upon entering, you'll find two generously sized double bedrooms, perfect for guests or as work-from-home spaces. This level also features a modern shower room, finished with stylish aqua panelling, a fitted hand basin, and WC, offering convenience and functionality.

First Floor:

The first floor is dedicated to family living and entertaining, with a bright lounge and an open-plan living and dining area. The contemporary kitchen boasts handleless gloss-fronted units, granite worktops, and ample storage, creating a sleek and practical cooking space.

Second Floor:

The top floor houses two further double bedrooms, including a master bedroom with an ensuite shower room also finished with modern aqua panelling. A third well-proportioned single bedroom and a family bathroom complete this level, ensuring plenty of space for larger families or tenants.

Investment Potential:

This property offers an excellent opportunity for investors. With minor improvements to the internal décor, such as painting and cosmetic updates, the property has the potential to achieve a rental income of approximately £4,000 per calendar month, representing an attractive yield of 8.35%.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Location Highlights:

Woodford Green, located in the London Borough of Redbridge, is a sought-after suburban area that combines tranquility with urban convenience. Known for its proximity to the scenic Epping Forest, the area is ideal for nature lovers and those seeking green spaces.

The property benefits from excellent transport links, including Woodford tube station on the Central Line, providing fast access to Central London. Multiple bus routes enhance connectivity to surrounding areas, making it a commuter's dream.

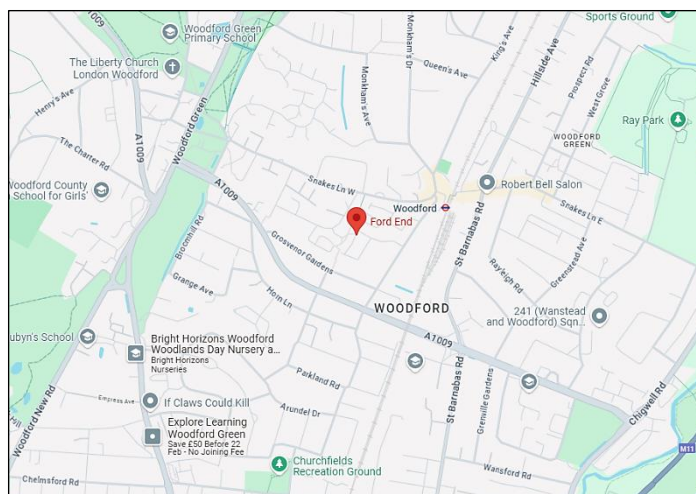
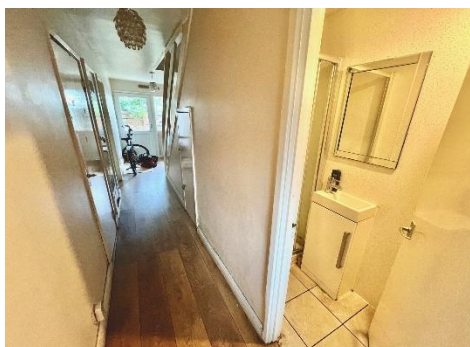
Local Amenities and Schools:

Woodford Green boasts a wealth of local amenities, including high-quality restaurants, cafes, and boutique shops. Education options are exceptional, with several prestigious schools within a mile of the property, including Avon House, Woodford County High, and Bancroft's, making it an excellent choice for families.

Summary:

This townhouse offers spacious living in a prime location with excellent investment potential. Whether you're looking for a family home or a property with strong rental income prospects, Ford End is a fantastic opportunity.

To arrange a viewing or for more information, please contact PM Estates today.



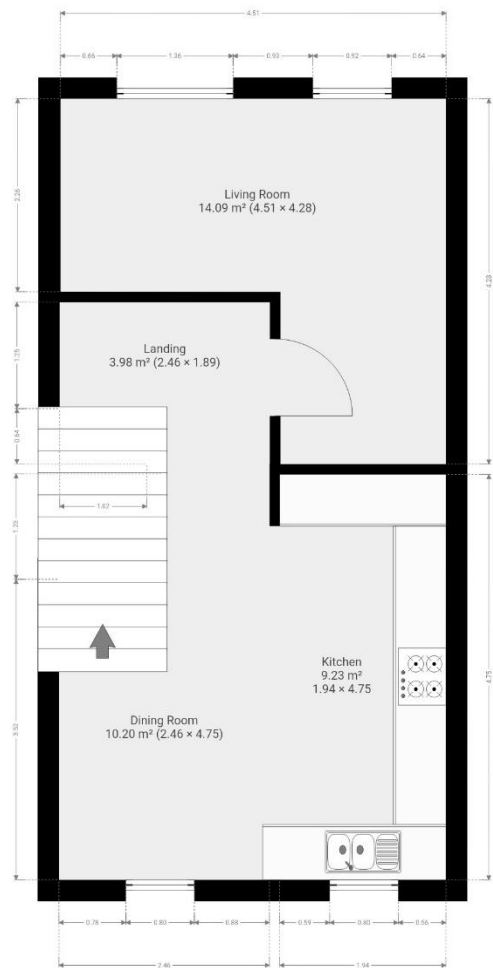
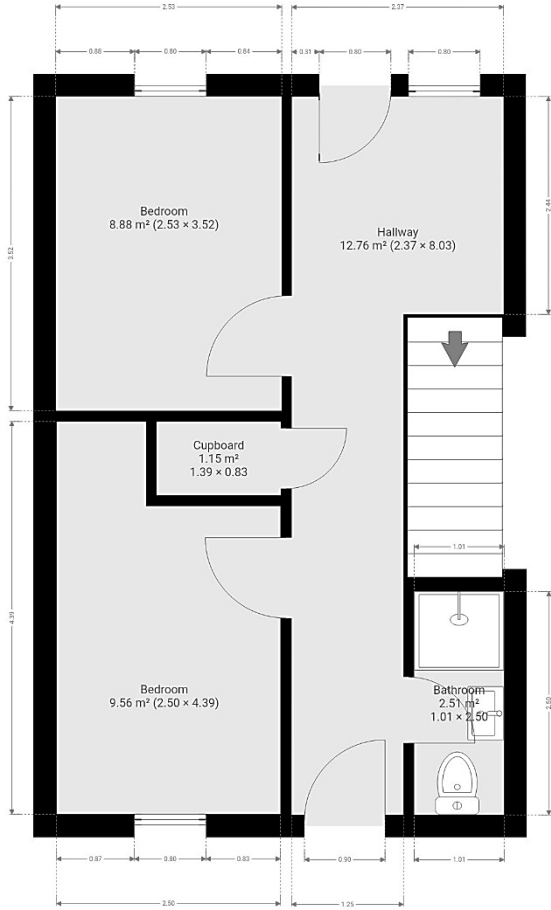
Directions

From our Office:
PM Estates
7 Riverside Walk, South Street, Bishop's
Stortford CM23 3AG

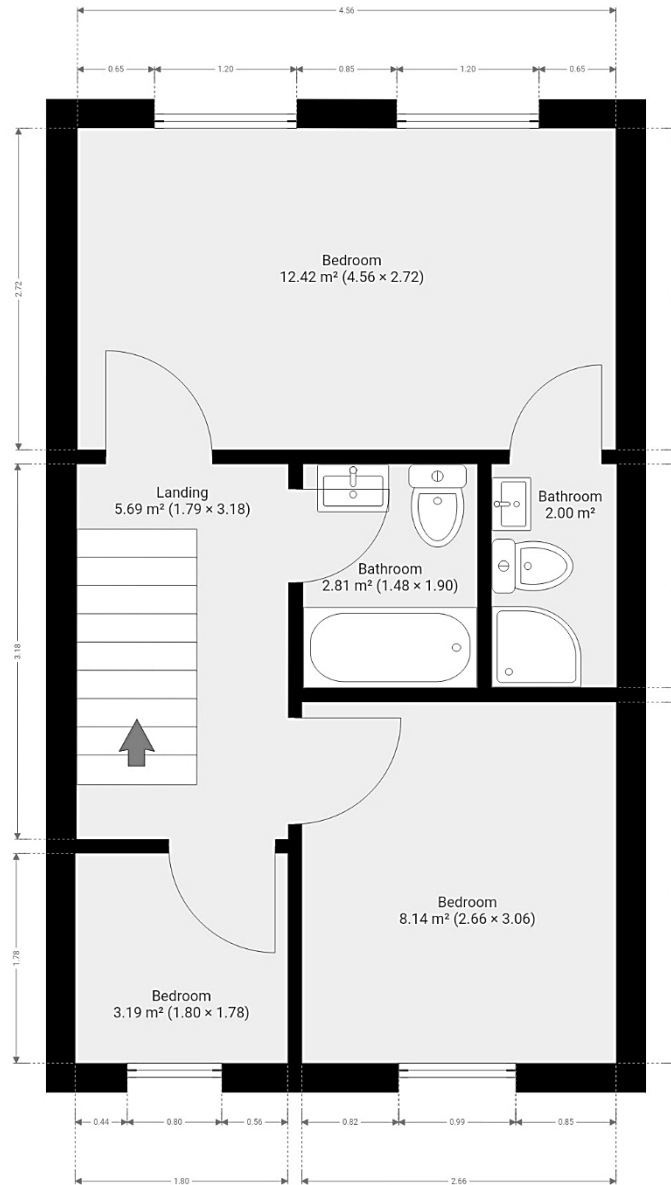
Join M11 in Essex from A1250
(2.9 mi)
Follow M11 to London. Take exit 4 from M11
(21.2 mi)
Continue on North Circular Rd/A406. Take
A104 to Ford End in Woodford
8 min (2.7 mi)

Floor Plan

Ground Floor and First Floor



Floor Plan – Top Floor



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