

PARKWAY,
WOODFORD GREEN

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Wonderfully spacious four bedroom family home | Contemporary open plan living area | Kitchen with integrated appliances | Family bathroom and ground floor shower room | Great size family garden | Games room / gym | Off street parking with EV Charging Point | Woodford Station and shops nearby | Part furnished (landlord is flexible) | EPC D / Council tax band E

£3,000 per month

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Available mid March - a beautifully presented four bedroom family home. The spacious open plan style accommodation features lounge, sitting area and a contemporary kitchen with integrated appliances including a dishwasher, washing machine and tumble dryer. There is also a separate dining room and office/playroom. There is a great size garden and property is in an excellent location being within a short walk of Woodford Central Line Station.

Location

Parkway is a residential cul de sac and is ideally situated within walking distance of Woodford Central Line Station with its direct services to the City, West End and Canary Wharf, and for road users the M25, M11 and routes into London are conveniently close by. Woodford Green is a particularly popular area for families with an excellent choice of state and independent schools, and with Epping Forest on the doorstep, there are plenty of leisure options on offer.

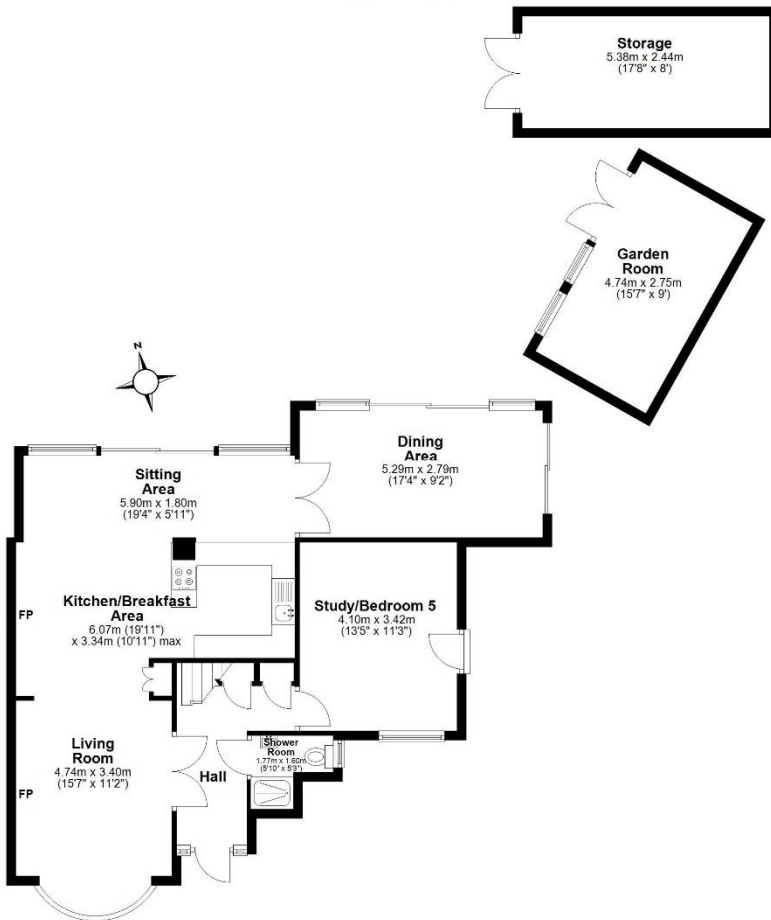
Interior

There is a central entrance hall, a modern guest cloakroom with a shower. The spacious open plan style accommodation will be sure to provide the 'hub of family living' with attractive lounge and sitting areas. The contemporary open style kitchen has integrated appliances and plenty of storage. The sitting area has a raised ceiling with skylights and double sets of patio doors making this a bright and relaxing place to enjoy the views of the garden. There is a separate dining room with patio doors to two aspects leading onto the garden. A further separate room is currently used as a study, but could also be a guest bedroom. To the first floor there are four good size bedrooms, two with fitted wardrobes and a modern family bathroom with a white suite.

Exterior

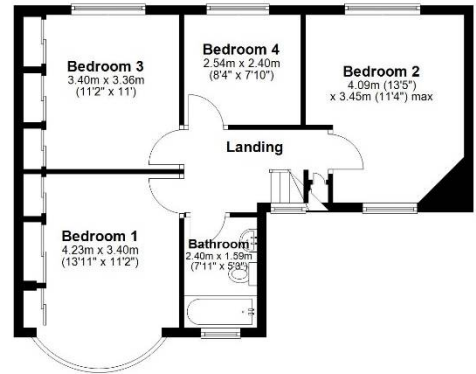
The front garden is block paved providing off street parking along with an EV charging point. The block paving extends to the shared side entrance which leads to a superb rear garden which is great space for all the family. The extensive decked area is ideal for entertaining and there is a children's play area and also an outbuilding which could be a games room, gym or work space. There is also a further shed/garage for further garden storage.

Ground Floor
 Main area: approx. 83.4 sq. metres (898.1 sq. feet)
 Plus outbuildings: approx. 35.2 sq. metres (377.5 sq. feet)

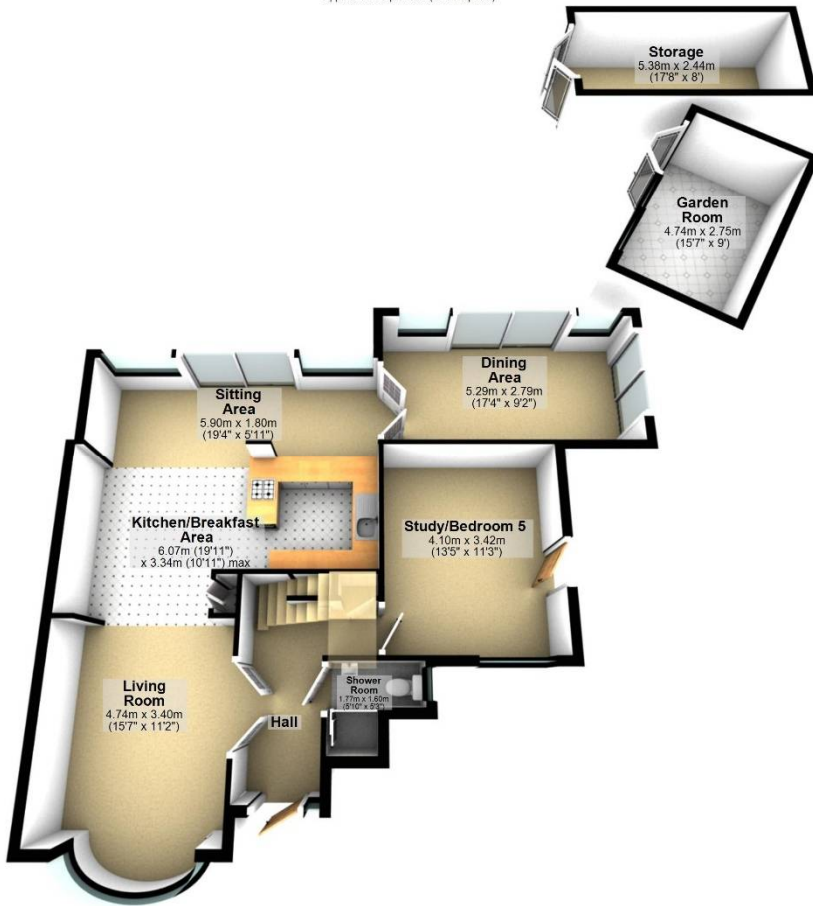


Main area: Approx. 137.0 sq. metres (1474.6 sq. feet)
 Plus outbuildings: approx. 28.2 sq. metres (281.5 sq. feet)

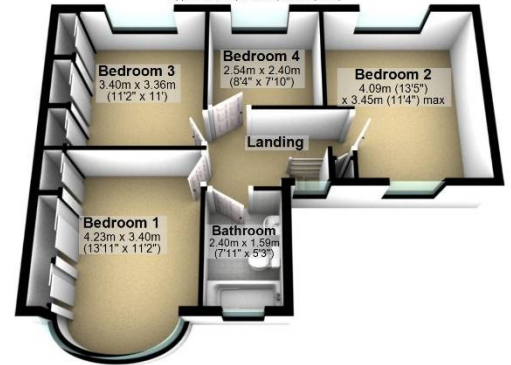
First Floor
 Approx. 53.6 sq. metres (576.5 sq. feet)



Ground Floor
Approx. 83.4 sq. metres (898.1 sq. feet)



First Floor
Approx. 53.6 sq. metres (576.5 sq. feet)



Total area: approx. 163.1 sq. metres (1756.1 sq. feet)

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 20th January, 2025