

PROSPECT ROAD,
WOODFORD GREEN

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Well presented Victorian terrace | 2/3 bedrooms & first floor bathroom | Spacious through lounge | Separate dining room | Fitted kitchen | Potential to extend or re-model | No onward chain | West facing rear garden | Excellent location for tube, schools & shops | EPC rating C70 / Council Tax band D

Guide Price
£585,000



Situated in the ever-popular Prospect Road, ideally positioned just a short walk from the Central Line Station, is this well presented 2/3 bedroom Victorian terrace. Features include a spacious through lounge, separate dining room, two well appointed bedrooms and study/bedroom three which leads to a good size family bathroom. Outside is a generous west facing rear garden, perfect for all the family.

Location

Prospect Road is a sought after turning of predominantly late Victorian houses, ideally positioned for the shops, cafes and restaurants that Woodford has to offer. Woodford Green is a particularly sought after area due to its excellent state and independent schools, transport links and shops, with Epping Forest close by. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

Interior

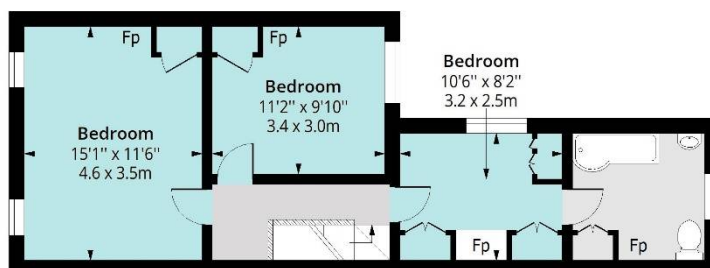
This welcoming mid-terraced property commences with a welcoming entrance hall giving access to the lounge and dining room with stairs to the first floor. The lounge is a generously proportioned reception room with high ceilings, giving a naturally light and airy feel. Features include a marble fireplace with cast iron insert, bespoke shelving and storage to the alcoves and cafe style shutters framing the traditional bay windows and there is a door to the rear garden. To the rear of the house is a separate dining/breakfast room which opens to a fitted kitchen with an extensive range of base and wall mounted units, contrasting worksurfaces and space for appliances. Upstairs are two well appointed double bedrooms and to the rear is a further bedroom / study / dressing room which gives access to a spacious family bathroom with a white suite and complementary tiling.

Exterior

The front gardens is block paved and there is a dropped kerb, so offering space for a small car. Parking in Prospect Road is restricted, with parking permits required, and these are available for a nominal annual fee. The rear garden measures approximately 75ft in length, predominantly laid to lawn, with a patio area for entertaining and a timber shed to the rear. A great space and being west facing, ideal for the afternoon and evening sun.

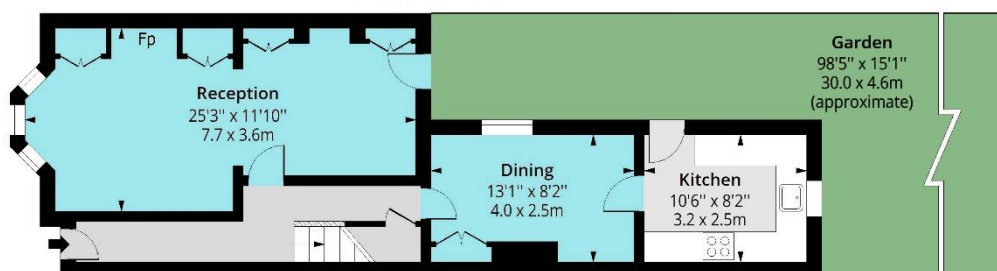
Prospect Road, IG8

Approx. Gross Internal Area 1085 Sq Ft - 100.80 Sq M



First Floor

Floor Area 521 Sq Ft - 48.40 Sq M



Ground Floor

Floor Area 564 Sq Ft - 52.40 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 15/9/2025

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 17th September, 2025

020 8504 9344 | info@farroneil.co.uk | www.farroneil.co.uk