



Parkmore Close, Woodford Green, IG8 0SL

Chain Free £355,000







# Parkmore Close

Woodford Green, IG8 0SL

Local Authority: Redbridge  
Tax Band: D

- TWO bedroom first floor flat
- Close to Epping Forest
- Security Phone Entrance System
- Close to Station & Amenities.
- Allocated Parking
- Private Balcony
- Communal Gardens

\*PUBLIC NOTICE\* Sandra Davidson Estate Agents are now in receipt of an offer for the sum of £356,000 for 40, Parkmore Close Woodford Green, IG8 0SL. Anyone wishing to place an offer on this property should contact Sandra Davidson Estate Agents, 10 Roding Lane South, Redbridge IG4 5NX on or before exchange of contracts.

Nestled in the desirable area of Parkmore Close, Woodford Green, this charming first-floor flat presents an excellent opportunity for both first-time buyers and investors. Boasting two spacious double bedrooms, this property is designed for comfortable living.

The flat features a well-appointed large open-plan kitchen and reception area create a welcoming space, perfect for entertaining or relaxing, and it seamlessly extends to a delightful balcony, offering a pleasant outdoor retreat. family bathroom, ensuring convenience for all residents. Additionally, the property benefits from allocated parking, a valuable asset in this sought-after location. With a long lease in place, this flat is not only a wonderful home but also a sound investment for the future.

Situated in a tranquil neighbourhood, residents will enjoy easy access to local amenities, parks, and excellent transport links, making it an ideal choice for those seeking a balanced lifestyle. This lovely flat truly encapsulates modern living in a prime location, and it is ready to welcome its new owners. Don't miss the chance to make this delightful property your own.

Parkmore Close is widely known as one of Woodford's sought after developments and is nestled in the middle of Sunset Avenue and Sydney Road. This gives you direct access into the forest, whilst still being close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its door step, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all what Woodford can offer, whilst

Chain Free £355,000



HALLWAY	
RECEPTION	12'3" x 16'9" (3.74m x 5.11m)
KICTHEN	8'8" x 11'6" (2.64m x 3.50m)
BALCONY	11'11" x 4'4" (3.62m x 1.33m)
BEDROOM ONE	15'7" x 10'7" (4.76m x 3.22m)
BEDROOM TWO	11'2" x 10'7" (3.40m x 3.22m)
BATHROOM	





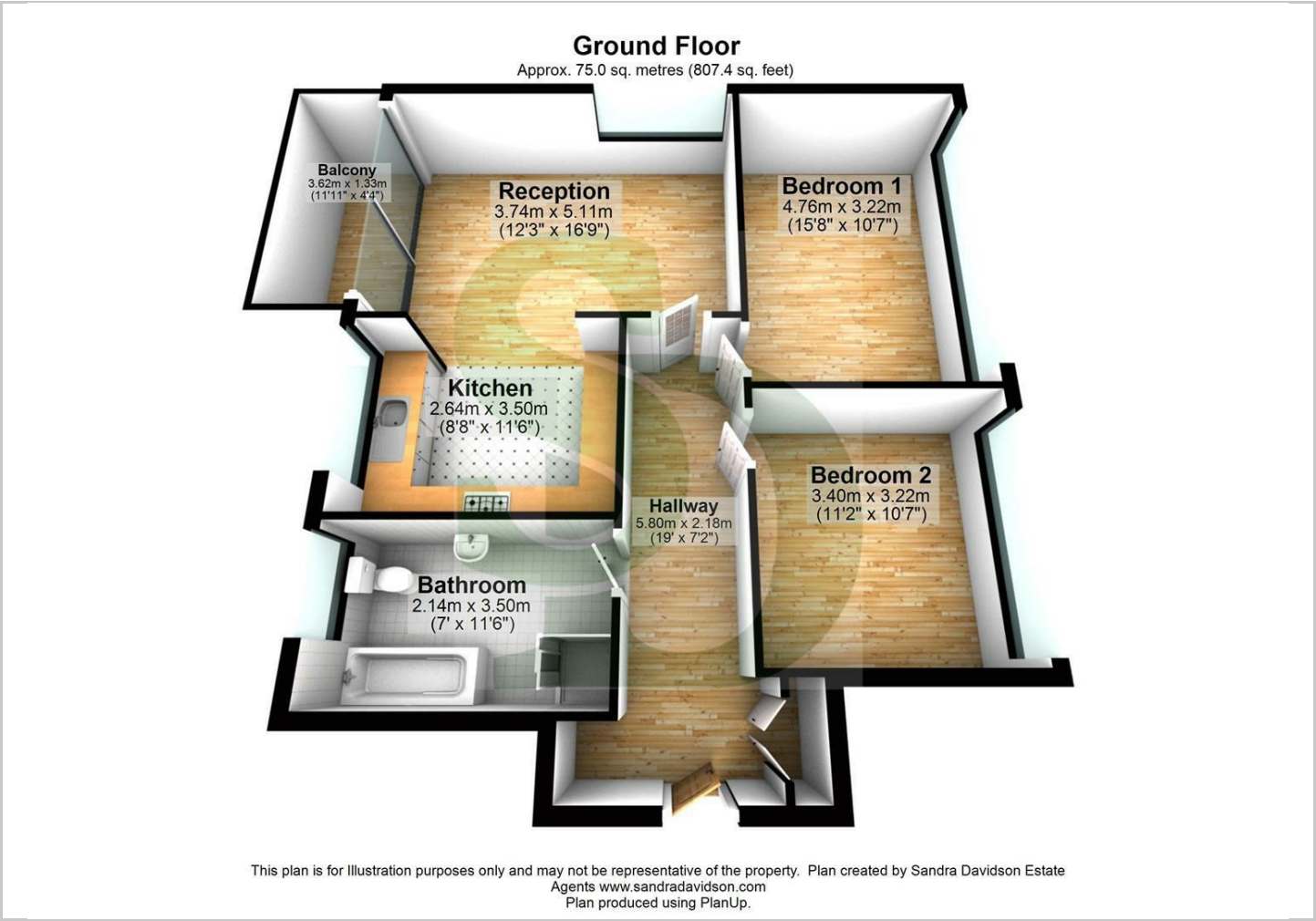








Floor Plans

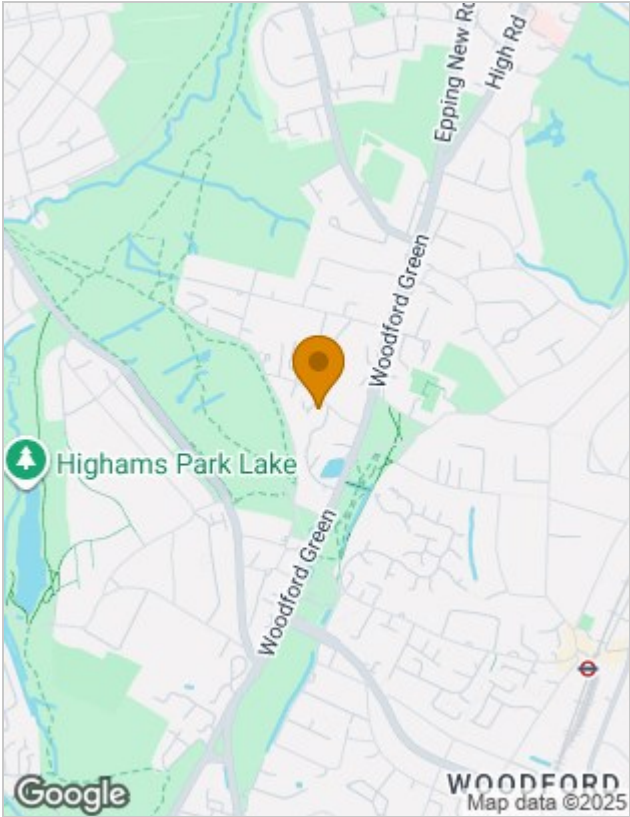


Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC