



BOWDEN
BRADLEY



85 Sky Peals Road
, Woodford Green, IG8 9NE

Guide price £650,000



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Sky Peals Road in Woodford Green, this immaculate mid-terrace house presents an exceptional opportunity for those seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or individuals looking for space to entertain.

The modern kitchen and bathroom have been thoughtfully designed, ensuring both functionality and aesthetic appeal. The kitchen is equipped with contemporary fittings, making it a delightful space for culinary enthusiasts.

Step outside to discover a beautiful, low-maintenance rear garden, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The garden offers a peaceful escape, perfect for unwinding after a busy day.

Conveniently located just 0.5 miles from Highams Park station, commuting to central London is a breeze, making this property an excellent choice for professionals. The surrounding area is rich with amenities, including shops, bars, and restaurants, ensuring that all your daily needs are within easy reach. Additionally, the proximity to Epping Forest provides ample opportunities for leisurely walks and outdoor activities, appealing to nature lovers and those seeking an active lifestyle.

This home not only offers a tranquil environment but also a sense of community. With great access to the A406, you will find yourself well-connected to the wider region. This property is a true gem, combining modern living with the charm of Woodford Green. Don't miss the chance to make it your own.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Living Room
13'1" x 12'2" (3.99 x 3.73)

Kitchen/Diner
12'2" x 18'0" (3.71 x 5.51)

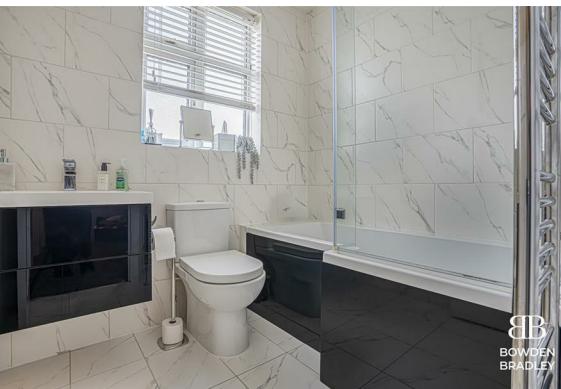
Landing

Bedroom
12'0" x 10'11" (3.68 x 3.35)

Bedroom
13'1" x 11'1" (4.01 x 3.38)

Bedroom
7'4" x 6'7" (2.24 x 2.03)



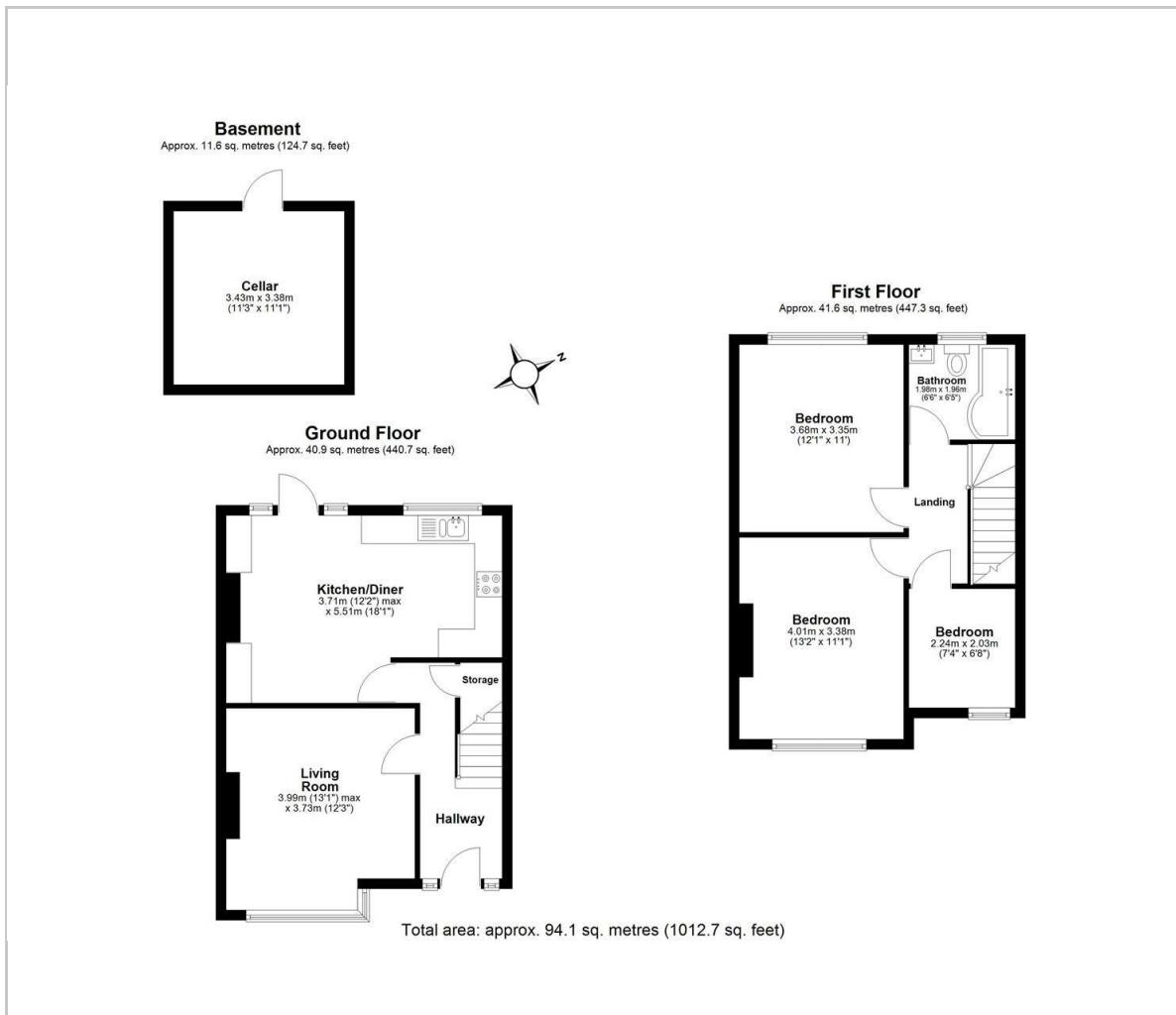


Bathroom
6'5" x 6'5" (1.98 x 1.96)

Cellar

Garden

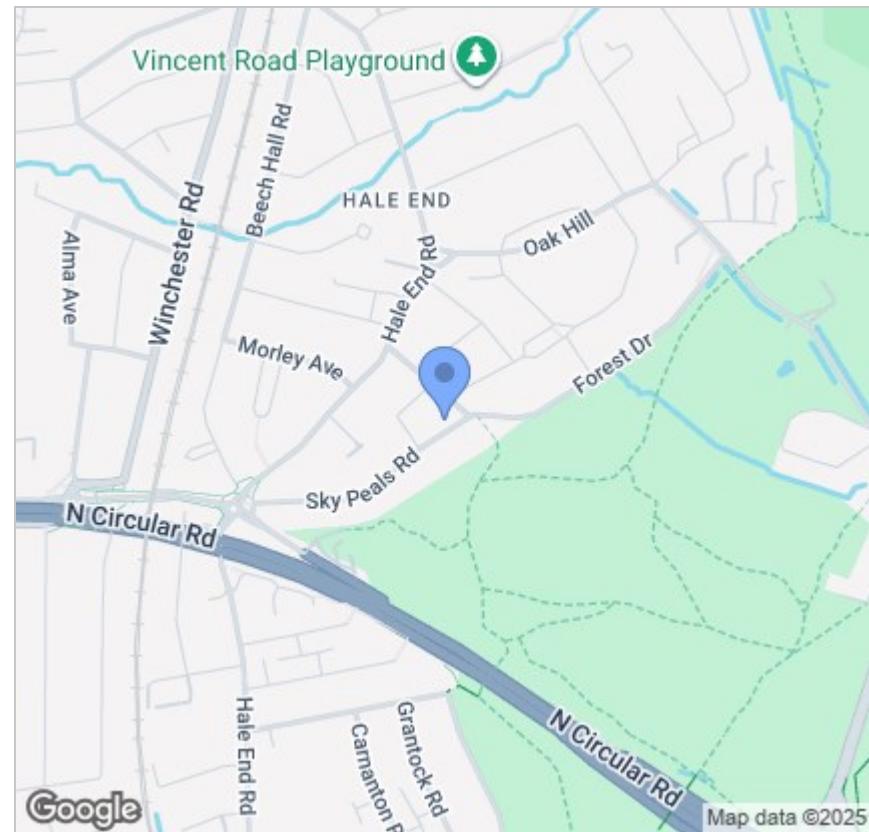
Floor Plan



Viewing

Please contact our Bowden Bradley Office on 0208 0593 593
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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