



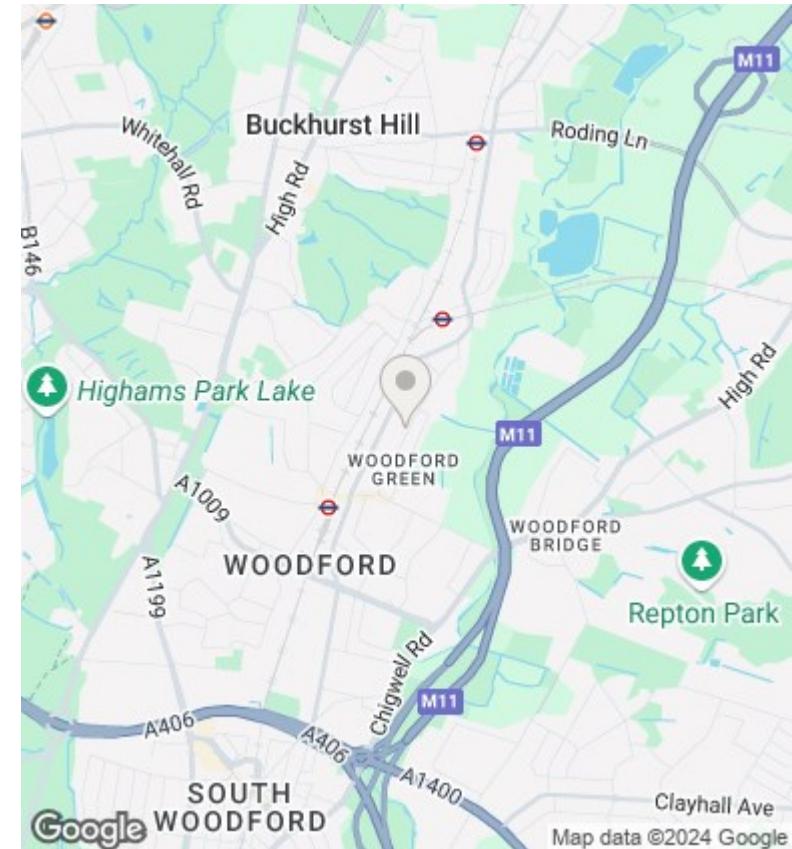
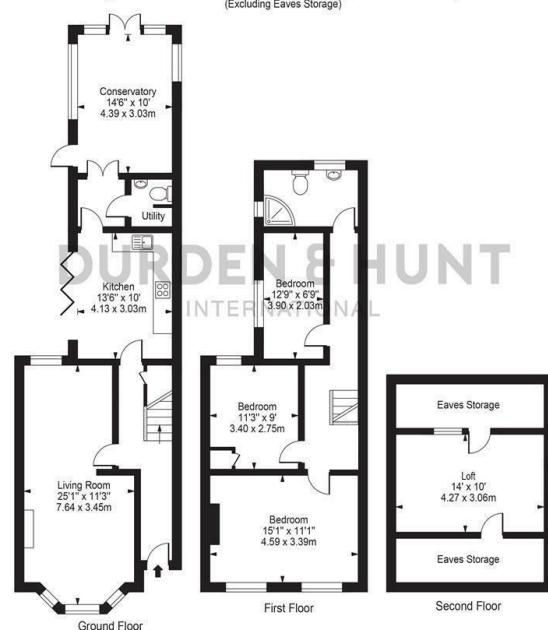
## Prospect Road, Woodford Green IG8

Offers In Excess Of £700,000

- Excellent Transport Links
- Modern Kitchen
- Family Bathroom
- Loft And Eaves Storage
- Good Sized Garden
- Utility Space With Downstairs WC
- Ample Storage
- Large Living Room
- Conservatory
- Shared Driveway

### Prospect Road

Approx. Total Internal Area 1562 Sq Ft - 145.13 Sq M  
(Including Eaves Storage)  
Approx. Gross Internal Area 1421 Sq Ft - 131.97 Sq M  
(Excluding Eaves Storage)



### Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

D

### EPC Rating:

E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		48
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC