

**32 Parkland Road, Woodford Green, IG8 9AP**



**Offers in excess of £725,000**

## 32 Parkland Road, Woodford Green, IG8 9AP

McDowalls are pleased to present a three bedroom family home located on a quiet, residential street in Woodford Green (IG8). The property is within walking distance of great local school, an underground station & bars / restaurants. There is a good size garden to the rear and side which potentially offers development opportunities for the buyer (STPP). The property has a driveway for one car & is chain free.

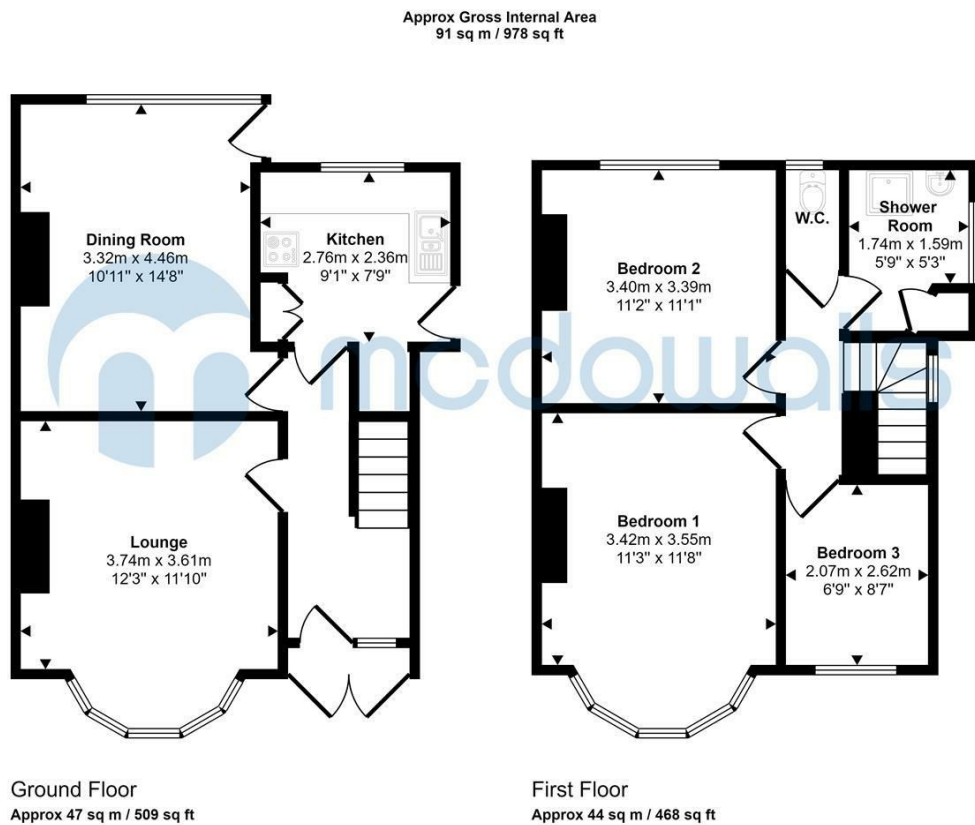
Woodford Green is a very popular location for families to settle down, due to its convenient connections to Central London and many outstanding schools. Nestled between Woodford Golf Club and Knighton Woods, this ideally located three bedroom home is within close proximity to Woodford Central Line Station and The Broadway's amenities. The M11 and M25 are also within easy reach. Families looking for excellent schools are well catered for, with many outstanding private and state schools nearby, such as Bancroft's, Trinity and Churchfields Primary school. Woodford Green is a beautiful area with forests, lakes, country parks and open green spaces making this a great place to enjoy various outdoor fitness activities and picnics with family and friends.

EPC - Band E

Tenure: Freehold

Council Tax Band: E (£2500 pa)

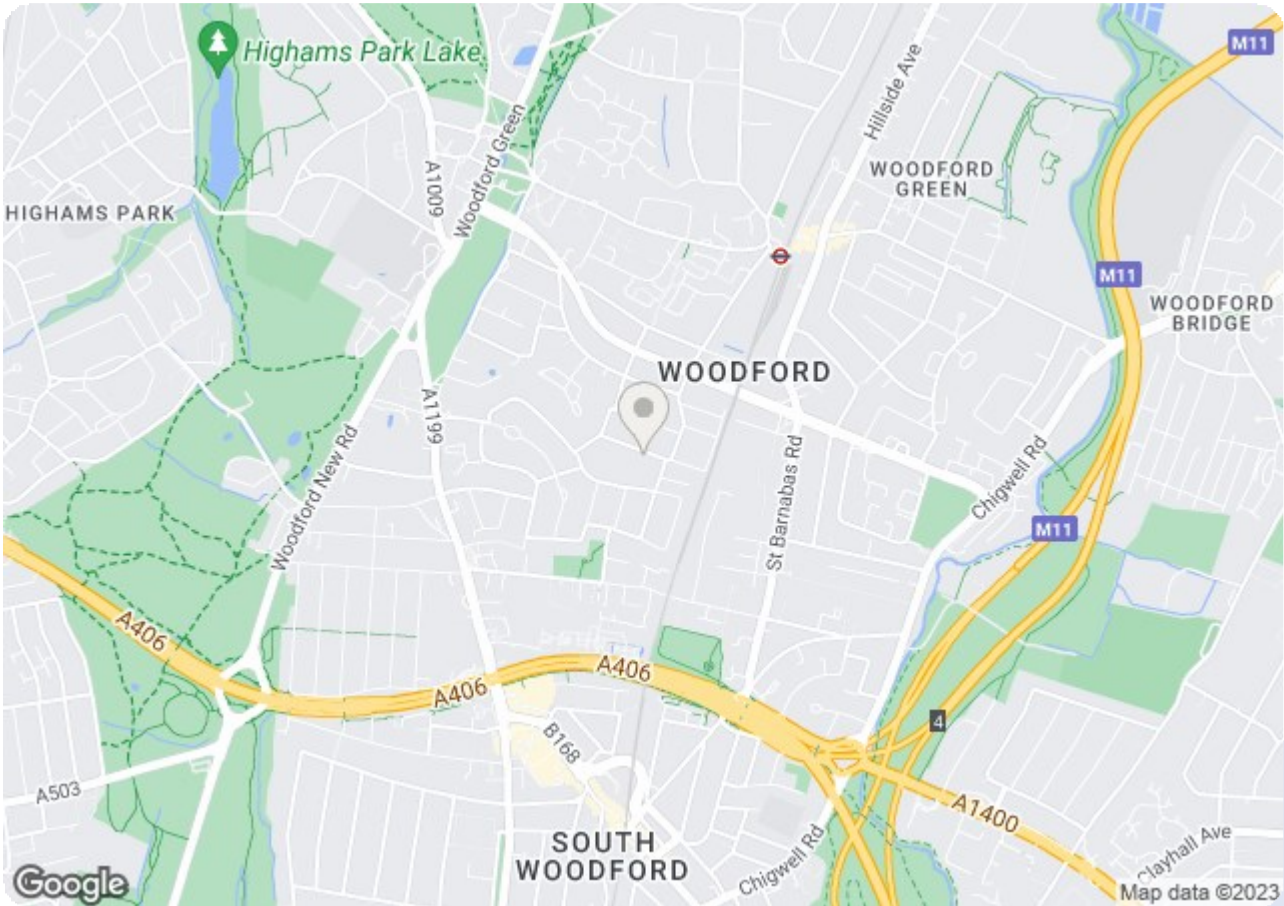
Viewings By Appointment Only



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

