



**LAWLOR<sup>s</sup>**  
ELITE HOMES

**Groewood Place, Woodford Green**

To view | 020 8418 1890



## IN BRIEF...

**Age:** Built 1997

**Tenure:** Freehold

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Area:** Approx. 2200 SqFt | 204.4 SqFt

**Condition:** Excellent Decorative Order

**Exterior:** Wrap Around Garden

**Parking:** Parking + Double Garage

## NOTEWORTHY...

The property has been built on an exceptionally large plot and by being located at the end of a quiet Cu- De-Sac benefits from have no passing traffic. Internally the property has many excellent additional features such as a media surround system with built in speakers, induction hob, Siemens steam and microwave oven with two additional ovens, built in recycling bins and new boiler. There is the opportunity to extend the property further with a side extension and above the master bedroom subject to obtaining the usual planning permission. The property is located within close proximity to all major transport links including Woodford Green Central Line Station and local amenities. Early viewing is highly recommended and viewing is strictly by appointment only.









## SUMMARY...

Situated at the end of a quiet Cul-De-Sac this beautiful family home has been renovated to an exceptionally high standard by the current owners which offers comfortable stylish living for today's modern family. The accommodation is arranged over two floors with the ground floor comprising of entrance hall, family TV room with patio doors onto rear garden, double doors onto formal reception room with central fireplace and patio doors onto rear garden, cloakroom, stunning open plan kitchen/breakfast/dining /family room with underfloor heating and two sets of bi folding doors onto the rear garden patio and separate utility room. The first floor offers a spacious landing with attractive high vaulted ceiling, master bedroom with walk-in wardrobe and en suite shower room, three further double bedrooms with fitted wardrobes and large family bathroom.



## OUTSIDE...

The rear garden has a high degree of privacy with the grounds extending to the back and both sides of the property. No expense has been spared by the current owners who have redesigned the garden to include a large slate patio which is ideal for entertaining, brick built BBQ, attractive summer house, planted borders with a wide selection of shrubs, manicured lawns and side access leading to the detached double garage. The front property benefits from a wide driveway which facilitates ample parking.



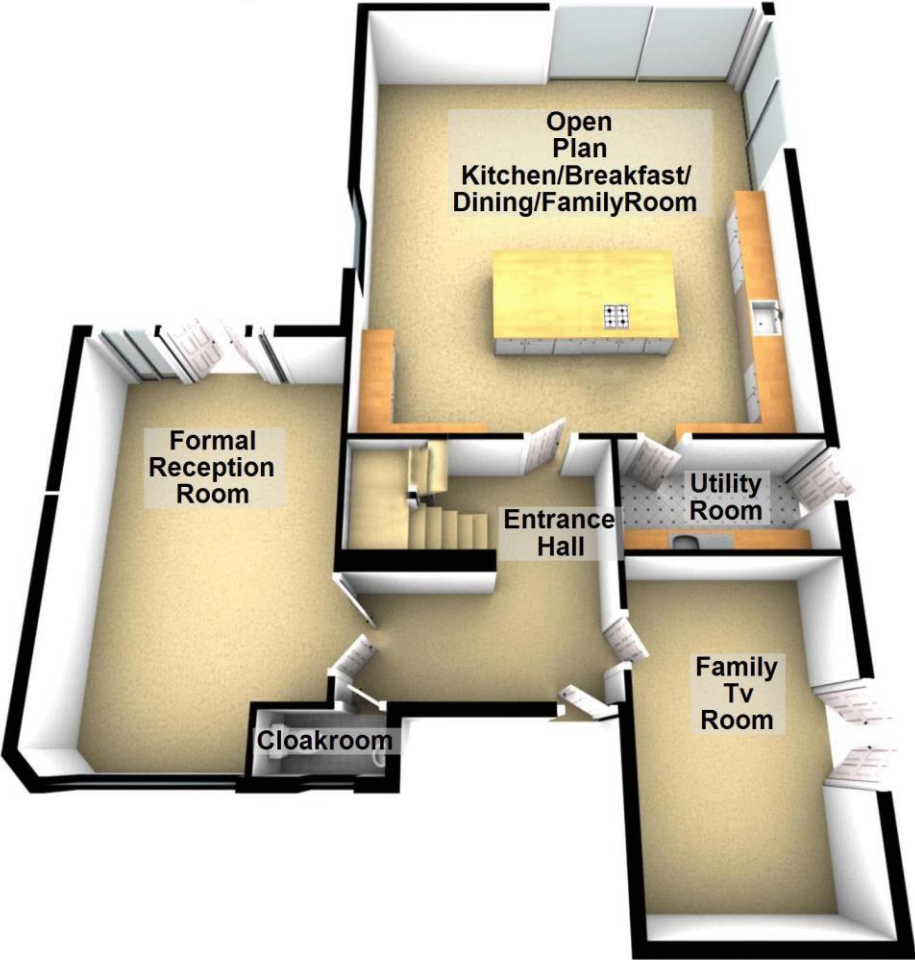




PLANS...

Ground Floor

Approx. 116.2 sq. metres (1250.8 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.2sq. feet)



Total area: approx. 204.4 sq. metres (2200.0 sq. feet)



## DIMENSIONS...

Entrance Hall	Unmeasured
Formal Reception Room	23' 2" x 12' 11" (7.06m x 3.93m)
Cloakroom	5' 10" x 3' 7" (1.78m x 1.09m)
Open Plan Kitchen/Dining/Family Room	26' 5" x 23' 1" (8.05m x 7.03m)
Utility Room	10' 1" x 5' 8" (3.07m x 1.73m)
Family/TV Room	15' 11" x 10' 4" (4.85m x 3.15m)
Master Bedroom	12' 11" x 12' 4" (3.93m x 3.76m)
En-Suite to Master Bedroom	9' 6" x 6' 3" (2.89m x 1.90m)
Walk-In Wardrobe	5' 4" x 3' 6" (1.62m x 1.07m)
Vaulted Landing	13' 11" x 12' 0" (4.24m x 3.65m)
Bedroom Two	11' 7" x 10' 9" (3.53m x 3.27m)
Bedroom Three	12' 10" x 10' 7" (3.91m x 3.22m)
Bedroom Four	12' 0" x 7' 2" (3.65m x 2.18m)
Family Bathroom	7' 10" x 8' 9" (2.39m x 2.66m)
Double Garage	16' 11" x 16' 9" (5.15m x 5.10m)
Workshop/Storage	10' 0" x 8' 3" (3.05m x 2.51m)
Garden	94' 0" max. x 82' 0" max. (28.63m x 24.97m)

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## LOCATION...

**Town Centre:** Woodford Bridge Parade, Chigwell Road, Less Than 0.5 Miles

**Supermarket:** Waitrose, Buckhurst Hill, Approx. 1 Mile

**Sports Centre:** Virgin Active (Repton Park), Less Than 0.5 Miles

## SCHOOLS...

Please visit [www.schoolsnet.com](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG8 8PX)

## TRANSPORT...

**Underground Station:** Woodford Station, Approx 1 Mile

**Railway Station:** Highams Park Station, Approx 4 Miles

**Motorway Junction:** M11 Junction 4, A406 & A12, Approx 3 Miles

## AREA...

## MORE DETAILS...

**EPC:** D

**Local Authority:**  
Epping Forest District Council

**Council Tax Band:** G

## TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

**Call for your free valuation:**  
**020 8418 1890**



**LAWLOR<sup>s</sup>**

ELITE HOMES

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Sales: 020 8418 1890 elite@lawlors.co.uk www.lawlors.co.uk

AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be included.