



CHURCHILL
estates



West Grove, Woodford Green

Asking Price £700,000

Tenure : Freehold

Floor Area : 1550.00 sq ft

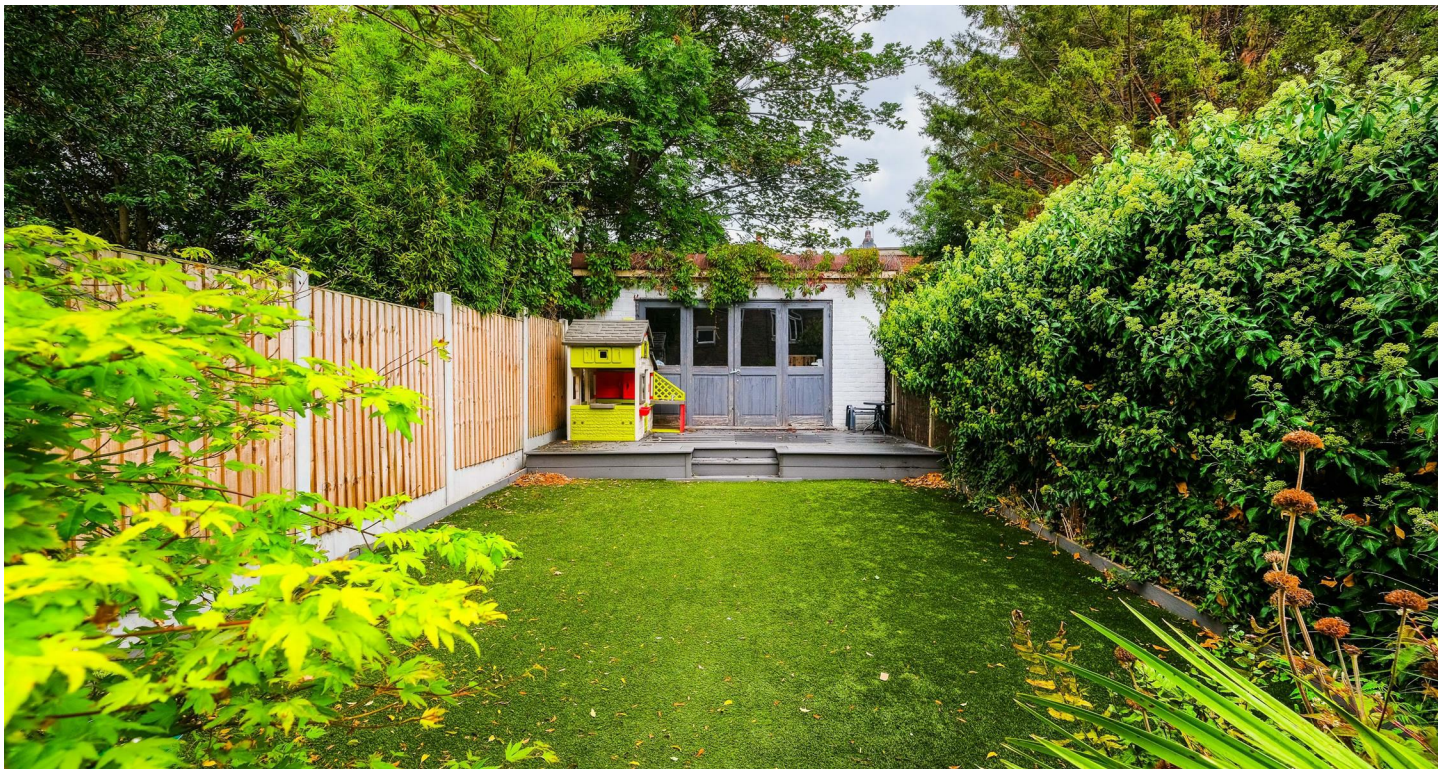
Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 4

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Welcome to this charming, Victorian family home.

The current homeowners of this stunning property have made it a wonderful family home. The ground floor offers a spacious through-lounge which benefits from large bay windows to the front which floods this area with natural light and a working fireplace. To the rear you will find a practical, galley-style kitchen with ample cupboard space, worktop surfaces and a breakfast bar. You will also find a small storage cupboard under the stairs.

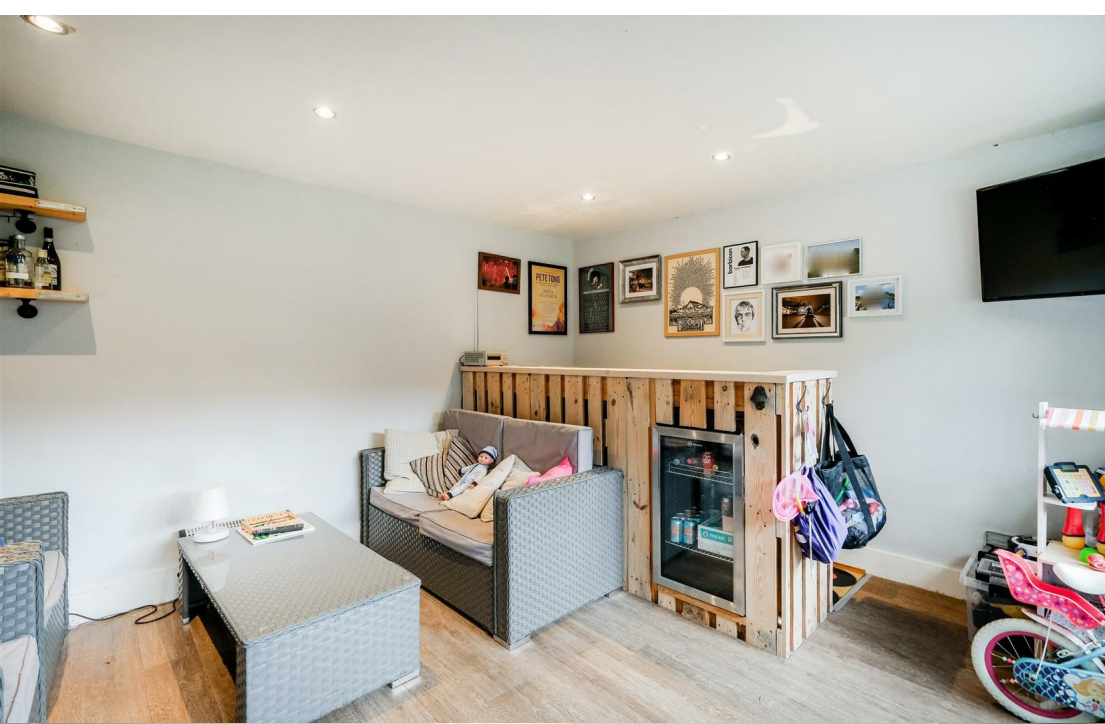
As you head up to the first floor, you are presented with the master bedroom, which benefits from deep, built-in wardrobes, another well-sized bedroom which looks over the garden, a multipurpose room currently being used as an office, plus a stylish family bathroom. The loft has been converted into a double dormer, which has further enhanced the practicality of this home by adding another two bedrooms, a modern shower room and eaves storage. As you can see, this home has been well-maintained and loved by the current owners and has been well-decorated throughout.

Externally, you have a low-maintenance garden which measures approx 60ft in length. You have a small patio area which steps up onto the artificial lawn that leads you to the summer house. The summer house is equipped with power, making the garden a fantastic space to entertain guests and have BBQs on nice summery days. This property has a dropped curb, whilst the street permits parking, which means parking will never be a problem.

Perfectly located for families and working professionals, you are a short walk away from Woodford Central Line station, an array of amenities as well as being within the catchment area of Ray Lodge Primary and Woodbridge High school. For people who enjoy summer strolls, Ray Park is just round the corner. Also, you are within easy reach of Epping Forest. Don't miss this opportunity to make this property your home.





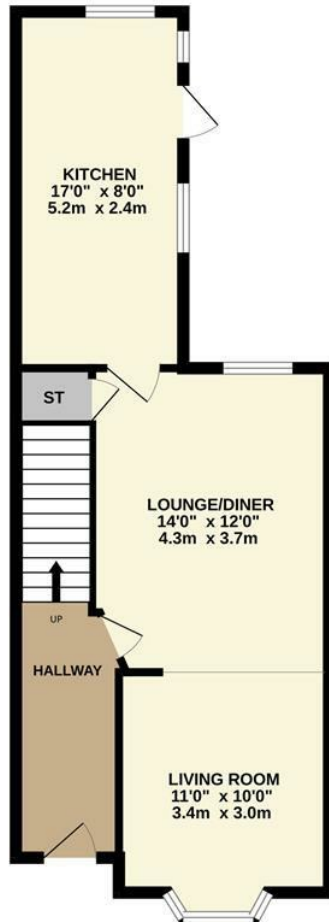


- Victorian family home
- Sought after location in the catchment area for highly regarded schools
- Spacious through-lounge
- Two bathrooms
- Modern & well presented throughout
- Woodford Central Line & amenities within walking distance
- Low maintenance, west facing garden with summerhouse
- 4/5 bedrooms

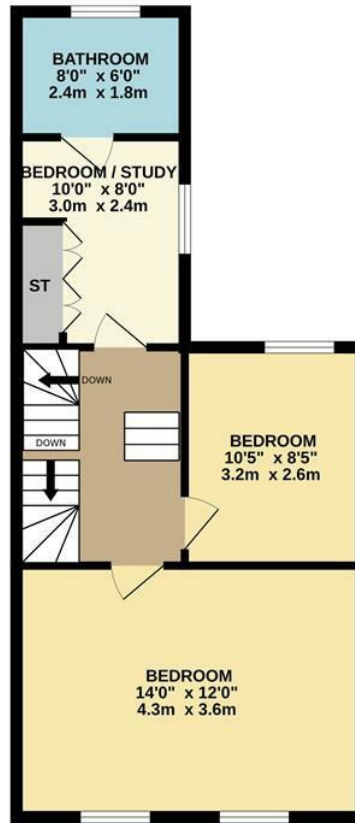




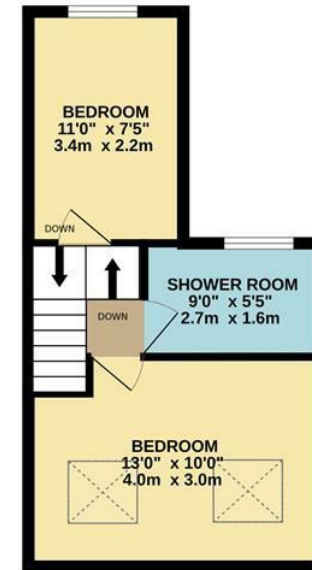
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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