



168 West Grove, Woodford Green, Essex, IG8 7NW

Offers in excess of £450,000

Edward Taub are pleased to offer this extended Victorian cottage close to Woodford Central Line station, shops and schools. The property is surprisingly spacious with extended lounge and dining area leading to a modern fitted kitchen. The family bathroom with a white suite is situated downstairs. Two double bedrooms upstairs. Further benefits are a good sized garden, and gas central heating. OFFERED WITH NO ONWARD CHAIN.

Lounge/diner (6.89m x 3.80m)
Kitchen (5.29m x 3.62m >1.66m)
Ground floor bathroom (2.05m x 1.66m)
Bedroom One (3.39m x 3.39m)
Bedroom Two (3.37m x 2.97m)

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

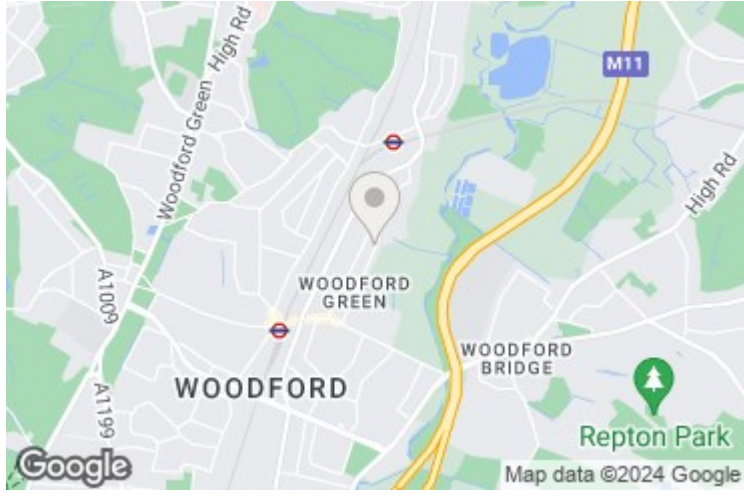
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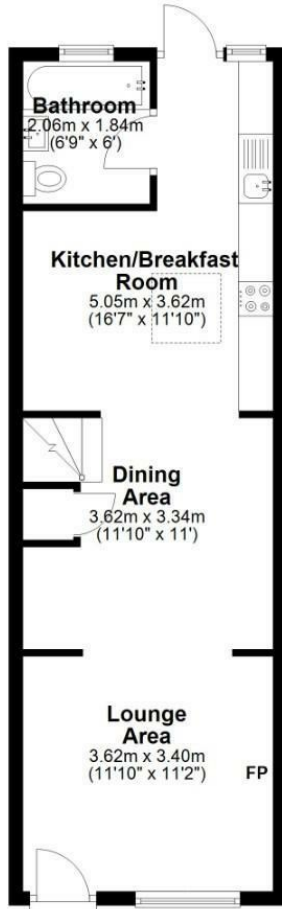
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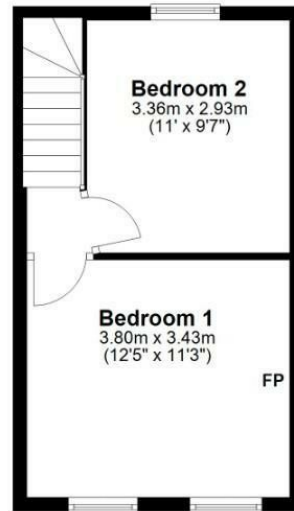
Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.8 sq. feet)



Total area: approx. 69.6 sq. metres (748.7 sq. feet)



| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
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