



P R I M E R E S I D E N T I A L

P R E S E N T S

Groewood Place, Woodford Green





Elliott E|J james

PRIME RESIDENTIAL



# Groewood Place, Woodford Green

“ Elliott James are delighted to bring exclusively to the market this stunning detached family home just moments away from Manor Road, Chigwell. This home was built in the late 1990s and is situated on Groewood Place, Woodford Green, a charming and wonderful Cul-de-sac close to good private/state primary and secondary schools. Easy access to A12, M11 and M25 and 20 minutes drive to Westfield Stratford.

As you step inside, you'll be greeted by a bright entrance hall with cloakroom, kitchen, utility room, two reception rooms, dining room, offering ample space for entertaining guests or simply relaxing.

Upstairs comprises of four spacious bedrooms with a family three piece bathroom perfect for a growing family or those in need of extra space. The principal bedroom also benefits from a generous size en suite and built in storage.

One of the highlights of this property is the detached double garage, ideal for storing your vehicles or converting into a workshop. The driveway offers plenty of parking for 5 cars ensuring convenience and ease.

The garden offers plenty of entertaining space with decking area, side access, power sockets with hosepipes to the front and rear. You are close to local amenities and have wonderful access into London via multiple convenient transportation options.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and start your next chapter in this wonderful property on 0208 0165 333. ”

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



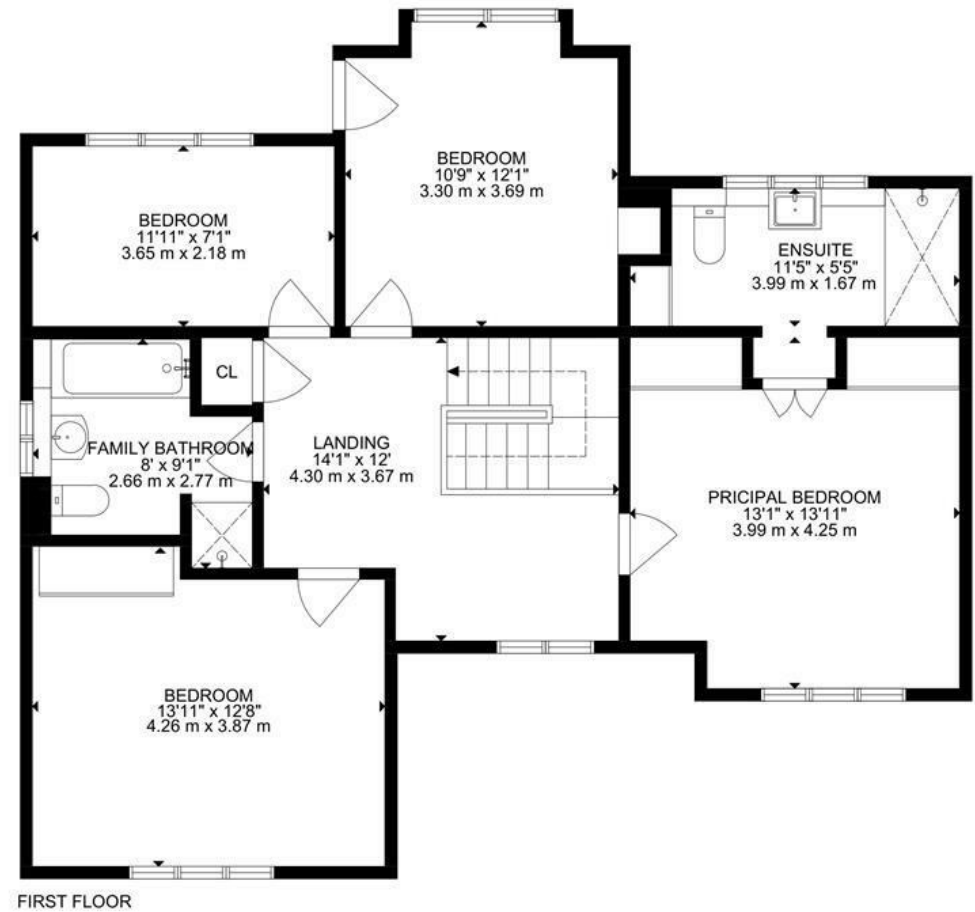
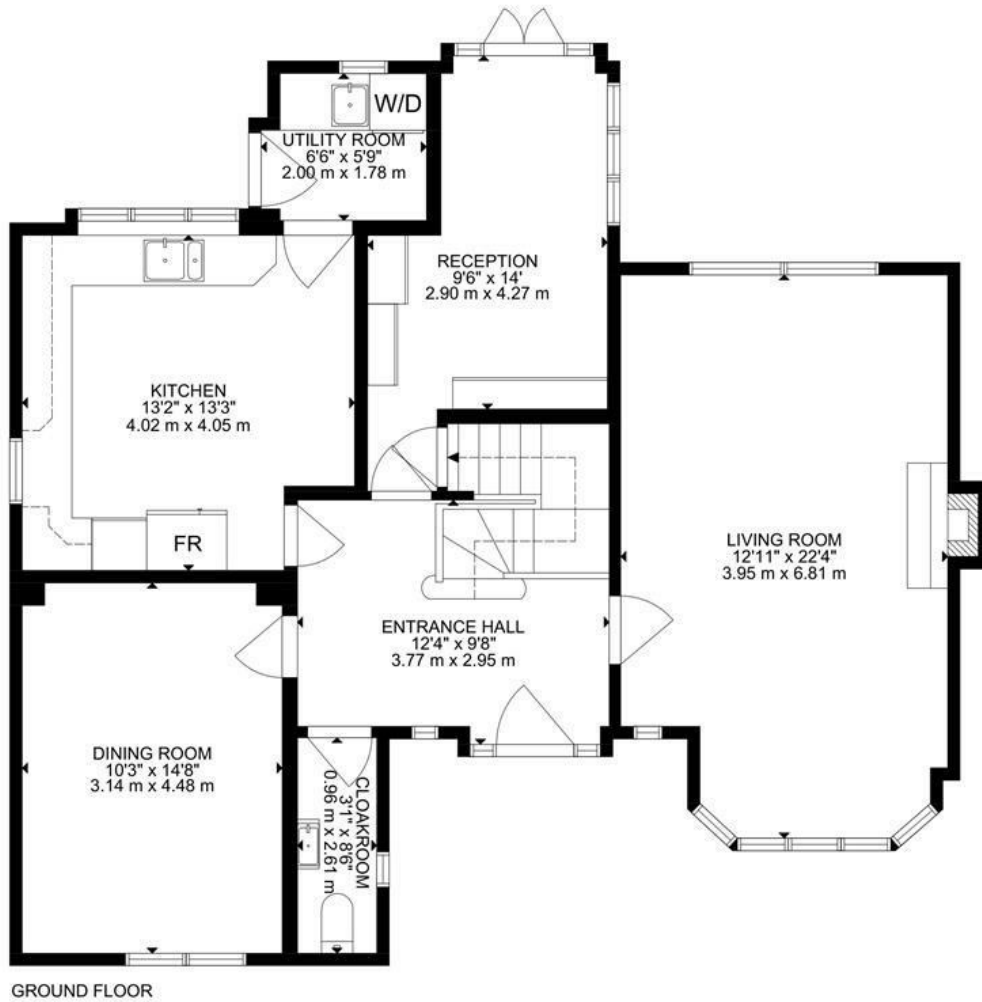
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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0208 0165 333

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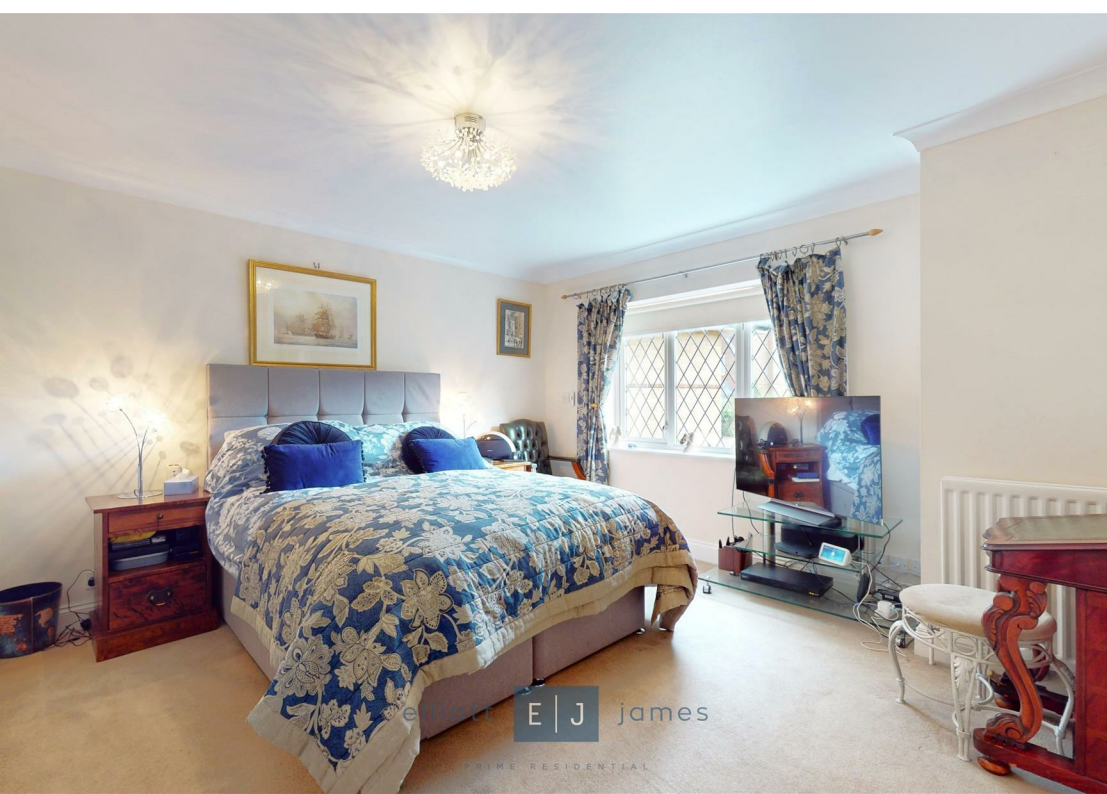
Sqft 1839.00 sq ft	Type House - Detached	Style 1990s
Bedrooms 4	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest	Tax Band G

# PLANS



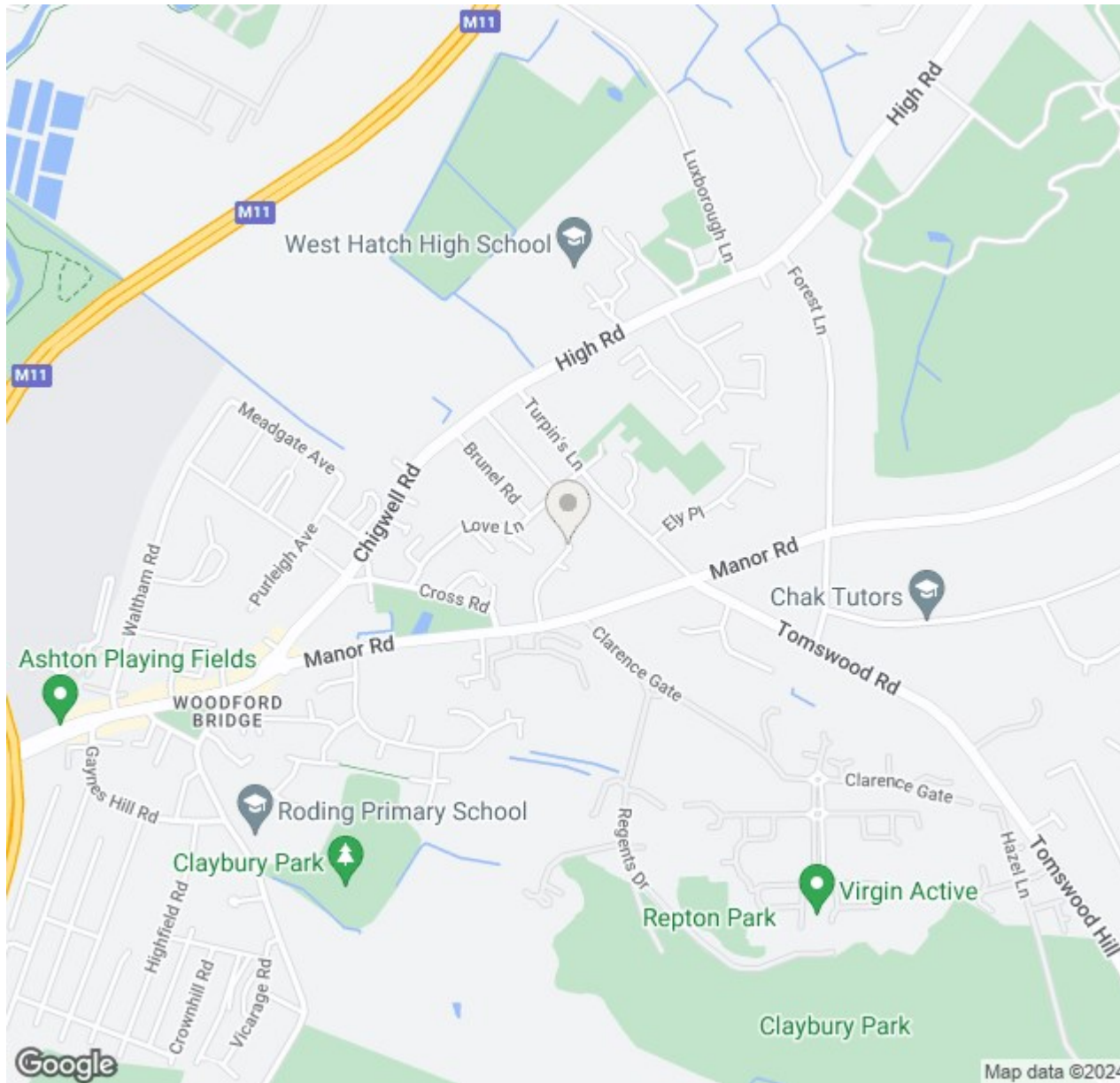
GROSS INTERNAL AREA  
GROUND FLOOR: 957 SQ FT, 89 m<sup>2</sup>, FIRST FLOOR: 882 SQ FT, 82 m<sup>2</sup>  
TOTAL: 1839 SQ FT, 171 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



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			
		67	79
<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	

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