



Grange Close, Woodford Green, IG8

BUTLER & STAG



Nestled away in a quiet residential close just south of the leafy and picturesque Woodford Green Conservation area in Woodford Green, this 825 Sq/Ft two-bedroom garden maisonette offers a tranquil escape, making it a popular choice for those who seek a peaceful and inviting home. With its delightful blend of modern comforts and stand out feature of a south facing garden, this home is an idyllic retreat for professionals.



Leasehold

- First (Top) Floor Apartment
- Kitchen/Diner
- Loft Space
- Parks & Open Green Spaces Close By
- Private South Facing Garden
- Engineered Oak Flooring / Modern Interiors / Contemporary Bathroom
- 825 Sq/Ft Internal Living Space
- Woodford (Central Line) Tube Station - 0.6 Mile Away

Upon entering the maisonette (via your own private front door), you'll be greeted by a spacious and inviting hallway that is well-organized, providing functional storage solutions and doors leading to all rooms.

Leading into the reception room you immediately acknowledge the defining characteristic of its generous size and high ceilings allowing for a variety of layout options and the accommodation of numerous guests. The oversized d/glazed windows allow an abundance of natural light to flood the room creating a warm and inviting atmosphere.

The Kitchen/diner is characterized by clean, straight lines and a minimalist aesthetic. The cabinetry is a high white gloss flat panel, with a focus on simplicity and functionality. There are smart and efficient storage solutions with pull-out drawers and concealed compartments that make the most of the available space, keeping the kitchen organized and uncluttered. The stainless steel appliances are a hallmark of this modern kitchen and include a built-in oven, electric four ring hob, convection microwave, and energy-efficient built-in dish washer and washing machine. The highly durable quartz work surface is a great addition providing a sleek and low maintenance countertop.

This property features two generously sized bedrooms, each boasting built in wardrobes and large windows. The principal bedroom offers a peaceful sanctuary with views of the south facing garden.

Stepping out into the charming south facing garden, a true highlight of this maisonette. The well-maintained outdoor space provides an oasis of calm and beauty. Whether you're sipping morning coffee on the patio, hosting a barbecue, or simply enjoying a leisurely afternoon in the sun, the garden is a versatile space for relaxation and entertainment.

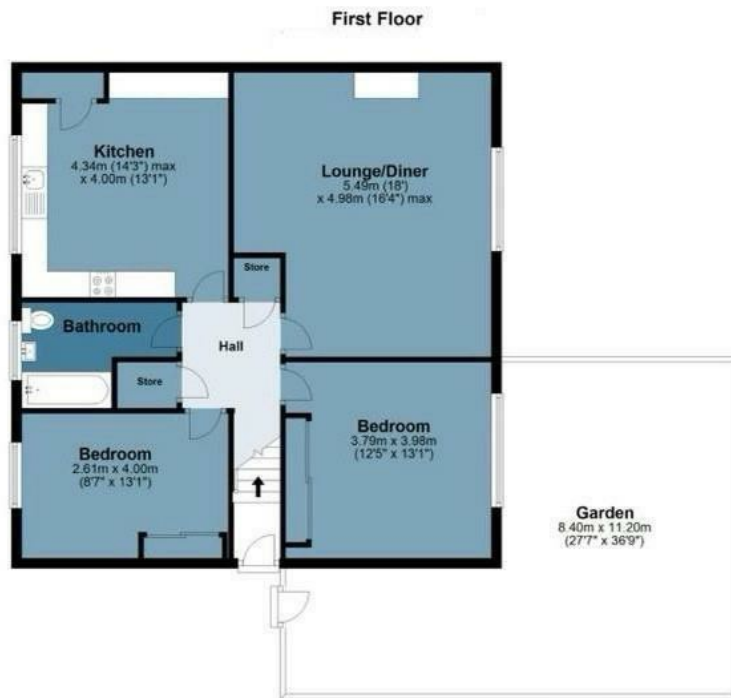
Situated in Woodford Green, this maisonette enjoys the best of both worlds. You'll have easy access to the amenities of the high street and The Broadway, including





Grange Close

Approx. Gross Internal Area 76.7 Sq M (825.2 Sq Ft)

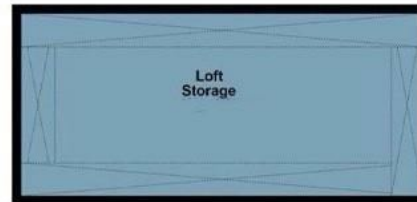


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Loft Storage

Approx 76.7 Sq M (825.2 Sq Ft)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.