



16 Nimrod Grove, Woodford

£920,000 Freehold

FOUR bedrooms, THREE reception rooms, THREE AND A HALF baths • 'RICHMOND'-style home • Immaculate throughout • West-facing Rear Garden • Integral Double Garage



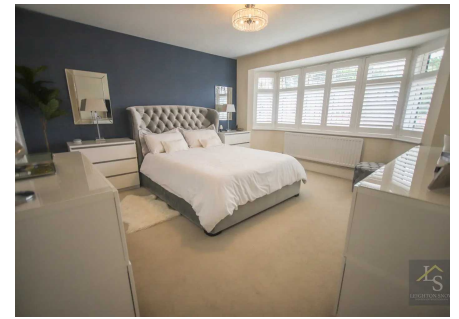
A STUNNING 'Richmond'-style home sitting on the hugely sought-after Woodford Garden Village. Boasting the highest of finishes and additional extras, this wonderful home is immaculate throughout and boasts a WEST-FACING rear garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

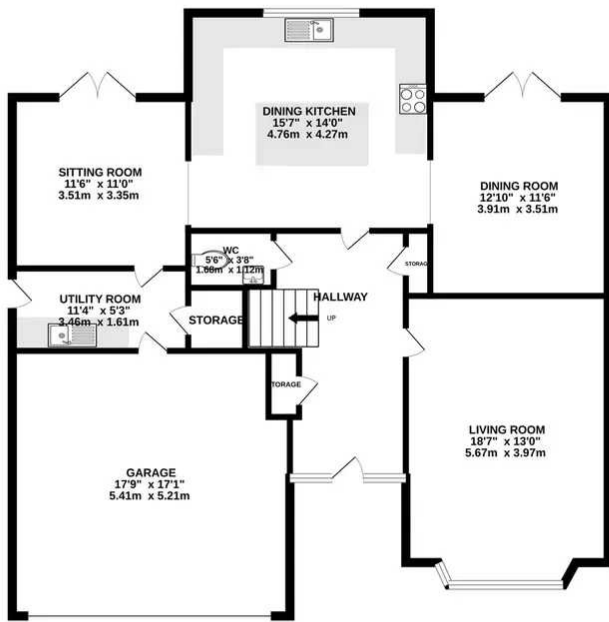
EPC Environmental Impact Rating: B



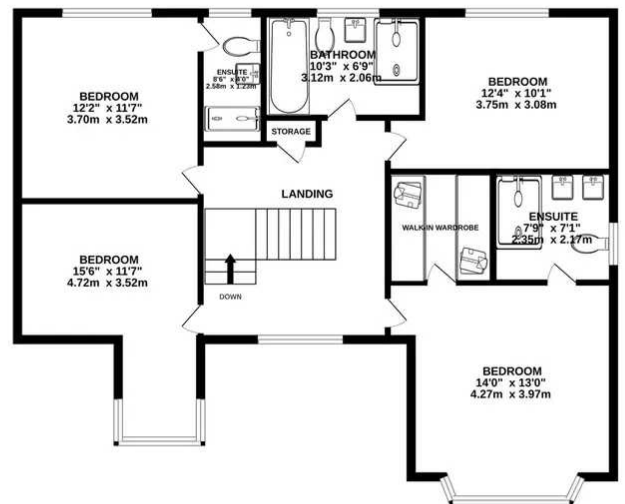
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- 'RICHMOND'-style home
- Immaculate throughout
- West-facing Rear Garden
- Integral Double Garage



GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.4 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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You enter the property into a welcoming hallway with turning staircase leading to a galleried landing on the first floor. The ground floor boasts a beautiful dining kitchen with integrated appliances sitting under Silestone worktops. The kitchen includes a range of integrated appliances including double full length fridge and freezer, dishwasher, double oven, microwave and grill, and induction hob. The kitchen opens into a dining room to its right and a sitting room to its left, both spaces offering patio doors leading to the paved patio of the rear garden. There is a large living room at the front of the property with lovely bay window and contemporary electric fireplace. The ground floor is completed by a generous utility room, internal access into the double garage, and a WC. There are three cupboards on the ground floor offering superb storage.

To the first floor there are four double and well-proportioned bedrooms. The master bedroom and bedroom two both boast contemporary en-suite shower rooms, with the master also boasting a luxurious walk-in wardrobe. The family bathroom completes the accommodation and is another modern fully-tiled suite.

Externally the garden is a beautiful West-facing space with a large paved patio running the width of the house with an additional space to its side. Raised planters boast mature borders and sit alongside the wooden fencing that encloses the garden. The driveway at the front of the property provides off-road parking alongside a front lawn. There is access into the double garage via up and over door.

