

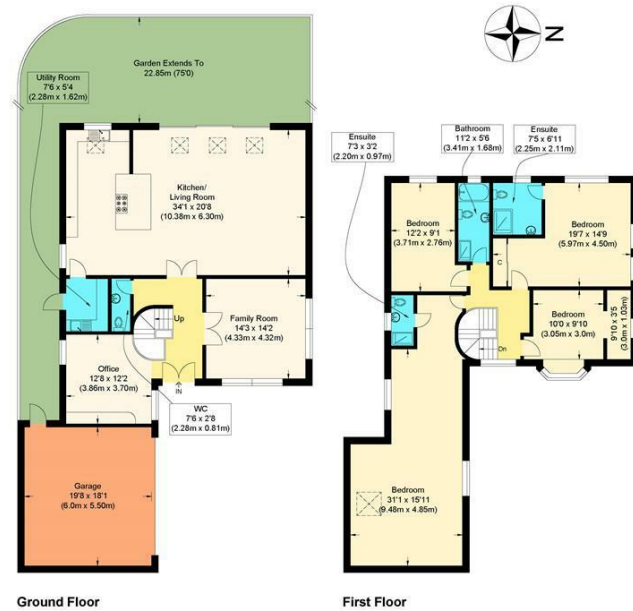
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose

Mellish Gardens

Approximate Gross Internal Floor Area : 269.90 sq m / 2905.17 sq ft (Including Garage)

Garage : 33.0 sq m / 355.20 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



2 Mellish Gardens, Woodford Green, IG8 0BH

Guide Price £1,750,000

- 4 bedroom detached house
- Exclusive Harts Grove development
- Garage
- Landscape rear garden
- Finished to an impressive standard
- Extended
- Off street parking and car port
- Stunning kitchen diner with family area
- Reception hall
- Large master suite with dressing area

2 Mellish Gardens, Woodford Green IG8 0BH

Harts Grove !!!! This spectacular 4 bedroom detached property is located in this exclusive cul-de-sac in popular Harts Grove development. This extended beautiful family home is in a tranquil setting and has off street parking and garage. Close to popular schooling and short walk to Epping Forest and station. Excellent condition throughout.



Council Tax Band: H



Luxury built c.1996 this stunning 4 bedroom detached house has been completely renovated approx. 6 years ago to the highest standard with no expense spared. The property has been extended to create a beautiful family home close to 3000 sqft. Improvements have been a single storey rear extension with french doors covering most of the back of the house and above the garage to generate a stunning master suite with dressing area and en suite.

This eye catching house is situated in a tranquil cul-de-sac on sought-after Harts Grove development, part of the Woodford Green's Conservation Area. Mellish Gardens is widely known as one of Harts Grove premier locations. Properties within this location are rare to the market.

The property is set on a wide plot and has an impressive kerb appeal with eye its catching front aspect. To the front of the property you will find a good size front garden, separate car port and ample off-street parking.

Upon entering the double doors you will find a 12ft square reception hallway(study/office), feature staircase, ground floor W.C and lounge. There is a show stopping 34ft living room with open planned fully fitted kitchen leading to an utility toom. The ground floor is very bright and airy with many feature windows and high end bespoke doors overlooking the garden.

There is dual access to a landscaped rear garden where you will find the perfect place for entertaining on those sunny BBQ days. There is a patio with large seating area, artificial lawn and further garden area to the rear.

This attractive house offers spacious accommodation throughout and includes standout features, whilst the property has been well maintained by its current owners and is finished to a superb finish.

On the first floor, there are four bedrooms. The master bedroom has a walk through wardrobe and a modern en-suite shower room. There is a further en-suite bathroom off bedroom 2. The main modern family bathroom offers a walk in shower and bath.

If transport links to London is important, Woodford Central Line Station is a short walk away; also giving access to Westfield Stratford City and into the city. Harts Grove is a very leafy and green residential area with the added benefit of being close to Epping Forest and Knighton Wood & Lake, which is a popular location for enjoying a scenic walk, run or bike ride.

If you want to grab a fine coffee-to-go, there is a selection of splendid cafes and patisseries nearby along The High Road and The Broadway – a parade of shops that includes restaurants, an organic and vegan-friendly deli, and other amenities. Transport links are excellent with M25 & M11 junctions also being within easy reach.

We find a lot of people move to Woodford for its stunning green spaces and outstanding state and private schools; to name a few: Avon House Preparatory School, Wells Primary School, Woodford Prep and Bancroft's