



## 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



Ground Floor

**william rose**  
Greenheys Drive, E18

Approximate Gross Internal Floor Area : 143.02 sq m / 1540 sq ft  
Garden Room : 15.60 sq m / 168 sq ft



2 Greenheys Drive, South Woodford, Redbridge, London, E18 2HB

Guide Price £1,000,000

- \*Guide Price £1,000,000 - £1,100,000\*
- Well-appointed dining room flowing into kitchen with bi-folding doors
- 75ft garden with garden room, off-street parking
- Cozy lounge with captivating fireplace and bay window
- Close proximity to amenities, transportation hubs, and reputable schools
- Planning permission secured for significant extensions
- Three inviting bedrooms and luxurious bathroom on upper level
- Four-bedroom semi-detached residence
- Ground floor includes utility room and downstairs cloakroom
- Located in the esteemed Firs Estate



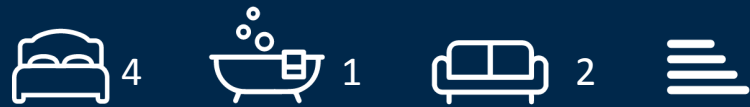
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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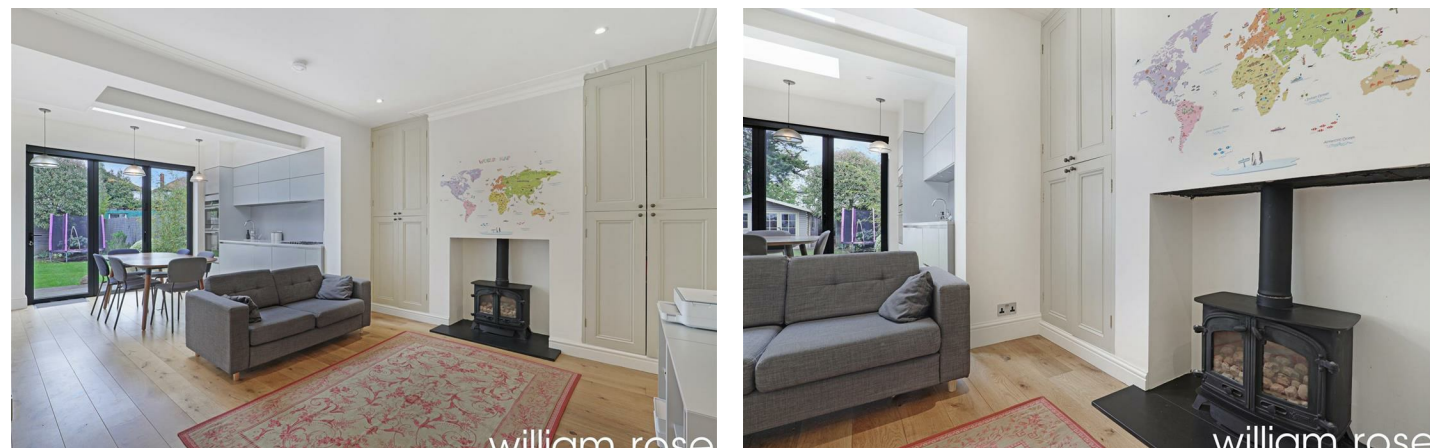
Date: 23/4/2024

## 2 Greenheys Drive, Redbridge E18 2HB

Discover comfort and potential in this four-bedroom semi-detached home within the Firs Estate. With planning permission for significant extensions, envision a five-bedroom, two-bathroom haven. Enjoy seamless living spaces, a charming garden, and convenient access to amenities.



Council Tax Band: F



\*Guide Price £1,000,000 - £1,100,000\*

Located within the esteemed Firs Estate, this exceptional four-bedroom semi-detached residence proudly embodies the essence of family comfort. Overflowing with ample space and suffused with natural light, it presents a wealth of possibilities for the discerning homeowner. With planning permission secured for significant extensions to both the existing loft conversion and rear extension, the potential to transform this property into a five-bedroom, two-bathroom haven is boundless.

Step through the porch into a spacious entrance hallway, seamlessly leading to a cozy lounge adorned with a captivating feature fireplace and large bay window. The well-appointed dining room effortlessly flows into a kitchen area featuring bi-folding doors that open onto the rear garden. Convenience and sophistication harmonize on the ground floor with the inclusion of a utility room and downstairs cloakroom.

Ascend the staircase to a breathtaking landing, unveiling three inviting bedrooms and a luxurious bathroom. Additionally, the loft has been converted, offering a fourth bedroom. Outside, a picturesque 75ft west facing garden beckons, providing an idyllic retreat for sun-drenched afternoons. Enhancing the outdoor experience is a garden room, currently used as a gym and home office complete with cabled internet and electric heater fittings. To the front of the property, off-street parking adds to the convenience with telescopic bollards for added security.

Located along the scenic Greenheys Drive, this residence enjoys close proximity to Wanstead High Street, George Lane, and the Snaresbrook and South Woodford Central Line Stations, perfectly catering to the needs of city commuters. A wealth of amenities, including cinemas, bars, quaint coffee shops, and restaurants, are within easy reach. Families will appreciate the abundance of reputable schools and verdant open spaces nearby, including the tranquil Eagle Pond.

EPC Rating: C

Council Tax Band: F (London Borough of Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose