



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 : 250.30 sq m / 2694.20 sq ft
(Including Garage)

Garage Area : 19.90 sq m / 214.20 sq ft

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



3 Mellish Gardens, Woodford Green, IG8 0BH

Guide Price £1,500,000

- 5 bedroom detached
- Exclusive Cul-de-sac - HARTS GROVE
- Double garage
- Excellent condition
- Close to popular schooling
- Guide Price £1,500,000 - £1,650,000
- Off street parking
- Large wrap around garden
- En suite to master
- Galley landing

3 Mellish Gardens, Woodford Green IG8 0BH

Harts Grove. This captivating 5-bedroom detached family residence is discreetly positioned in an exclusive cul-de-sac. Offering a serene environment, boasts off-street parking and a double garage. Impeccably maintained, it is in excellent condition and enjoys proximity to renowned schools, as well as being just a short stroll away from Epping Forest and the station.



Council Tax Band: H



Guide Price £1,500,000 - £1,650,000

This exquisite detached residence, likely ideal for those in pursuit of luxury living within a serene setting, was constructed circa 1996. Nestled in a peaceful cul-de-sac within the coveted Harts Grove development, part of the Woodford Green Conservation Area, this remarkable property sits on a generous plot, boasting an impressive curb appeal with its striking facade.

At the front of the house, a spacious driveway provides ample off-street parking, a notable feature of this prestigious location. Mellish Gardens, renowned as one of Harts Grove's exclusive Roads, rarely sees properties come onto the market.

Upon entry, a welcoming reception hall leads to an overlooking galley landing with a captivating feature window. The ground floor comprises a study/office, a playroom, and an elegantly appointed lounge flowing into a bright, airy dining room. The recently fitted kitchen exudes luxury, featuring island units and a cozy snug area. Adjacent to the kitchen lies a sizable 17ft utility room with access to the double garage.

This inviting residence boasts a warm, familial ambiance and caters to excellent family living with dual access to a spacious south-facing wrap-around garden, perfect for alfresco dining and entertaining. A large patio area enhances outdoor enjoyment.

Offering generously proportioned accommodation and standout features, this attractive abode has been meticulously maintained by its current owners, boasting superb finishes throughout.

Upstairs, five bedrooms and a family bathroom await. The master bedroom boasts a grand modern en-suite bathroom, while bedroom two enjoys the convenience of an additional en-suite shower room.

For those prioritizing transportation links to London, Woodford Central Line Station is conveniently located nearby, providing access to Westfield Stratford City and the city centre. Harts Grove is renowned for its lush greenery and

proximity to scenic spots like Epping Forest and Knighton Wood & Lake, perfect for leisurely strolls, runs, or bike rides.

For coffee aficionados, a selection of charming cafes and patisseries dot The High Road and The Broadway, offering an array of culinary delights. Excellent transport links, including easy access to the M25 and M11 junctions, further enhance the appeal of this location.

Many are drawn to Woodford for its verdant surroundings and exceptional state and private schools, including Avon House Preparatory School, Wells Primary School, Woodford Prep, and Bancroft's, among others.

E.P.C Rating: D

Council Tax: Band: H (London Borough Of Redbridge)
Freehold

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.