



## Directions

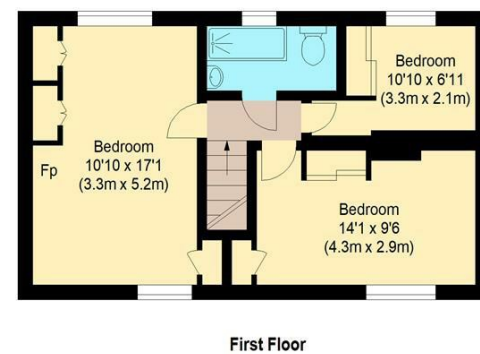
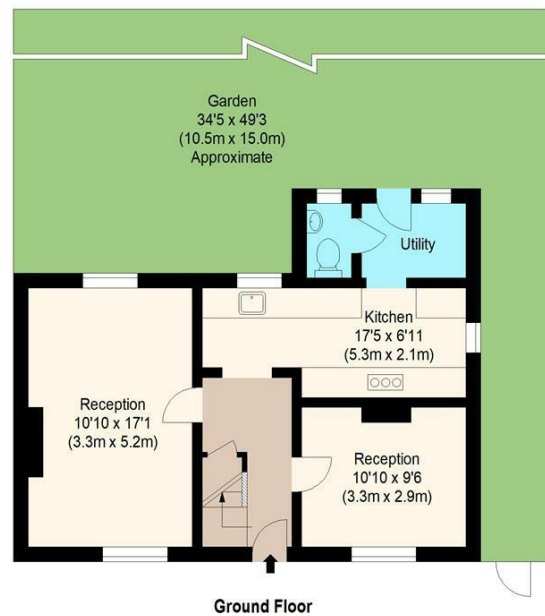
## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Theydon Grove, IG8

Approximate Gross Internal Floor Area : 97.82 sq m / 1053 sq ft



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.

lpaplus.com

Date: 1/7/2024



## 9 Theydon Grove, Woodford Green, IG8 7HQ

Asking Price £650,000

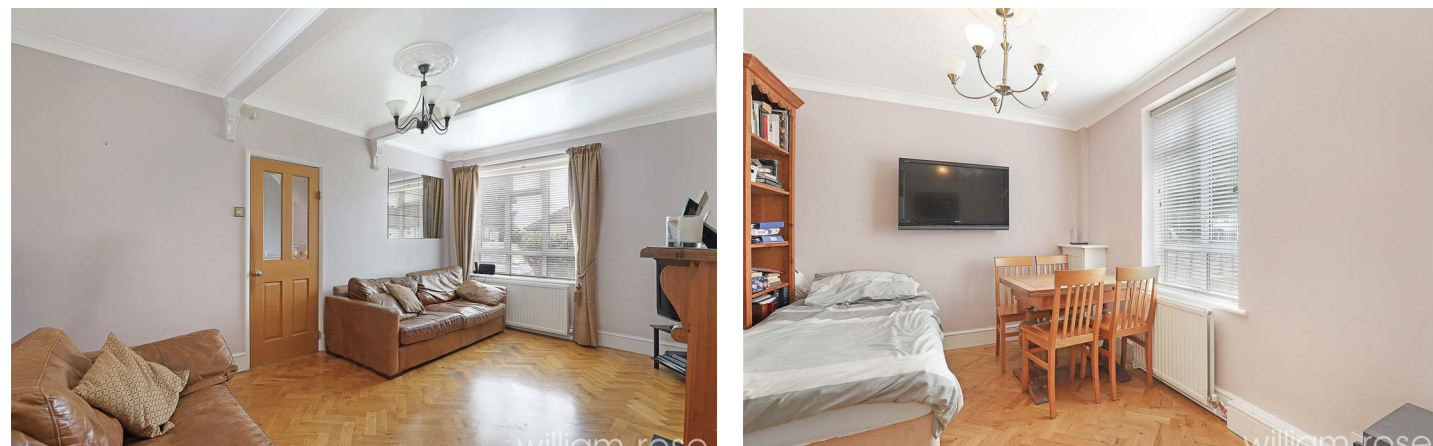
- Three Bedrooms
- Large and inviting reception room
- Well-appointed fitted kitchen
- Downstairs cloakroom
- Walking distance to central line
- Semi-Detached
- Separate dining room
- Convenient utility room
- Close proximity to excellent local amenities
- Off-street parking

## 9 Theydon Grove, Woodford Green IG8 7HQ

Discover this charming three-bedroom end of terrace home on Theydon Grove, Woodford Green, featuring a large reception room, separate dining room, and a well-appointed kitchen. Upstairs, enjoy spacious bedrooms with fitted wardrobes and a generous family bathroom, all in a prime location close to excellent amenities and transport links.



Council Tax Band: D



Welcome to this charming and spacious three-bedroom semi-detached property located on the desirable Theydon Grove in Woodford Green. This beautiful home offers an excellent blend of comfort, style, and functionality, making it perfect for families and professionals alike.

As you step inside, you are greeted by a large and inviting reception room, ideal for relaxing and entertaining guests. Adjacent to the reception room is a separate dining room, providing a perfect setting for family meals and special occasions. The fitted kitchen is well-appointed with modern appliances and ample storage space, catering to all your culinary needs. A convenient utility room and a downstairs cloakroom add to the practicality of this delightful home. Upstairs, the property boasts three well-proportioned bedrooms, each featuring fitted wardrobes that offer plenty of storage. The spacious family bathroom is tastefully designed, providing a serene environment for unwinding after a long day. Externally there is ample parking to the front of the property for multiple vehicles and a spacious rear garden giving the property lots of potential to extend in the future.

Theydon Grove, Woodford Green is a picturesque and highly sought-after residential area known for its serene environment and community charm. Nestled in the heart of Woodford Green, this delightful enclave offers residents the perfect blend of suburban tranquillity and urban convenience. The area is characterized by its tree-lined streets, well-maintained homes, and proximity to lush green spaces such as Epping Forest and Woodford Green itself, making it ideal for outdoor enthusiasts and families. Excellent local amenities, including top-rated schools, boutique shops, and diverse dining options, are all within easy reach. Additionally, Theydon Grove benefits from superb transport links, with Woodford Station providing easy access to Central London via the Central Line, making it an ideal location for commuters seeking a peaceful retreat without sacrificing connectivity.

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.