



Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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

Marion Grove

Approximate Gross Internal Floor Area : 199.80 sq m / 2150.62 sq ft
(Excludes Gym/Storage)

Gym/Storage Area : 19.30 sq m / 207.74 sq ft

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

9 Marion Grove, Woodford Green, IG8 9TA

Asking Price £1,100,000

- Semi Detached Four Bedrooms,
- Meticulously modernised to an exceptional standard,
- Spacious and inviting entrance hallway,
- Impressive open plan kitchen/diner with high-end appliances and bi-folding doors,
- Luxurious master suite with a Juliette balcony and contemporary shower room,
- No chain
- Thoughtfully extended to provide versatile living accommodation,
- Ground floor features a well-appointed playroom and a separate reception room,
- First floor includes three well-proportioned bedrooms and a modern family bathroom.
- Southerly facing garden extending approximately 98ft, backing onto Higham's Park field.

9 Marion Grove, Woodford Green IG8 9TA

Welcome to this stunning four-bedroom semi-detached house located on the highly sought-after Marion Grove, Woodford Green. This property has been meticulously modernised to an exceptional standard by its current owners and thoughtfully extended to provide versatile living accommodation throughout.



Council Tax Band: E



SOLD NO CHAIN

Upon entering the home, you are welcomed by a spacious and inviting entrance hallway. The ground floor boasts a well-appointed playroom, a separate reception room perfect for relaxing, and an impressive open plan kitchen/diner. The kitchen is a chef's dream, featuring high-end appliances and bi-folding doors that seamlessly blend indoor and outdoor living, leading out to the beautifully landscaped garden.

The first floor offers three well-proportioned bedrooms, each designed with comfort in mind. The modern family bathroom is complemented by a separate, stylish shower room, ensuring convenience for all residents. The second floor has been transformed into a luxurious master suite. This loft conversion includes a capacious bedroom with a Juliette balcony, offering picturesque views over Higham's Park. A separate, contemporary shower room completes this private retreat.

Externally, the southerly facing garden is a true highlight, extending approximately 98ft and backing onto the tranquil Higham's Park field. The garden features a beautifully designed patio area, perfect for al-fresco dining and entertaining during the warmer months.

This exceptional property on Marion Grove is the epitome of modern family living, combining style, comfort, and an enviable location in Woodford Green. Don't miss the opportunity to make this stunning house your new home.

Marion Grove in Woodford Green is a picturesque and highly sought-after residential street that perfectly balances suburban tranquillity with urban convenience. Known for its tree-lined avenues and proximity to lush green spaces, including the serene Higham's Park, Marion Grove offers a peaceful retreat for families and professionals alike. The area is well-connected, with excellent transport links via the Woodford Underground Station on the Central Line, providing easy access to central London. Residents enjoy a range of amenities, from top-rated schools and local shops to a variety of dining options. The community spirit is strong, with numerous local events and

recreational activities, making Marion Grove an ideal place to call home.