

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			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Owen Gardens, IG8

Approximate Gross Internal Floor Area: 144.92 sq m / 1560 sq ft
Garage: 12.73 sq m / 137 sq ft



9 Owen Gardens, Woodford Green, IG8 8DJ

Offers Over £750,000

- Sought-after end-of-terrace house in tranquil Owen Gardens.
- Bright conservatory and study area for versatile use.
- Impressive double-storey side extension with additional ground floor bedroom and bathroom.
- Generous 40ft x 40ft garden with side access and ample private driveway parking.
- Side Access.
- Large formal reception room with feature fireplace.
- Modern fitted open-plan kitchen, perfect for entertaining.
- Three well-proportioned first-floor bedrooms, including master suite and dressing room.
- Integral Garage.
- Close to Schools & Amenities.



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.

ipaplus.com

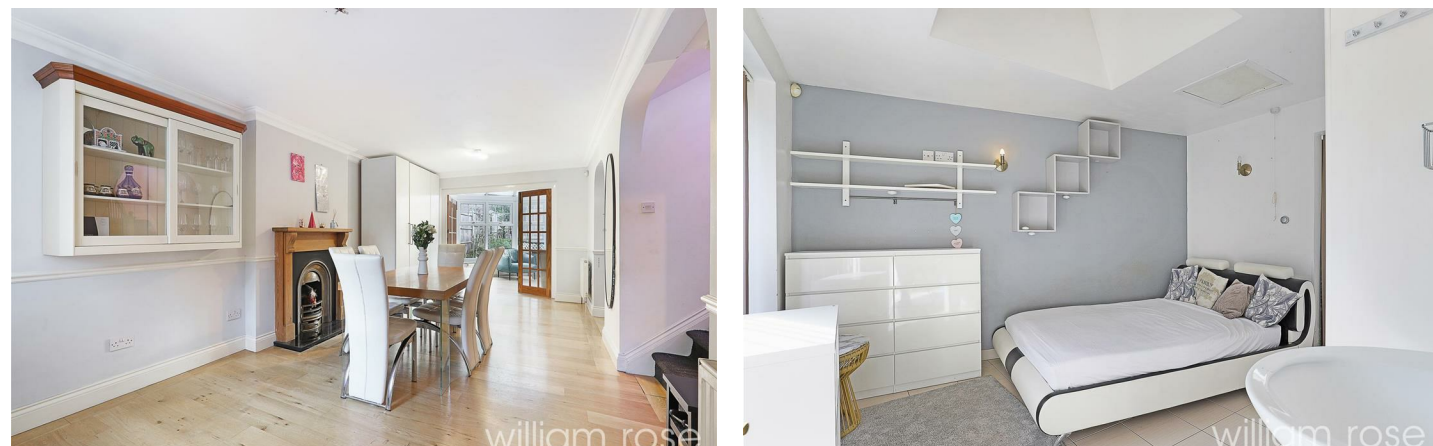
Date: 8/10/2024

9 Owen Gardens, Woodford Green IG8 8DJ

Nestled in the serene and sought-after Owen Gardens, this charming end-of-terrace house offers the perfect blend of suburban tranquillity and urban convenience. The tree-lined street is characterized by its friendly community atmosphere and proximity to excellent local amenities, including shops, parks, and schools. With easy access to public transport links, residents can enjoy a swift commute to central London while savouring the quiet charm of Woodford Green.



Council Tax Band: F



As you enter the property, you're greeted by a spacious entrance hallway that sets the tone for the rest of this elegant home. The luxurious downstairs cloakroom adds a touch of sophistication, while the integral garage provides both convenience and extra storage. The large formal reception room features a beautiful fireplace, seamlessly leading into a bright conservatory and study area, ideal for relaxation or remote work. The modern fitted open-plan kitchen is a chef's delight, perfect for family gatherings and entertaining. An impressive double-storey side extension enhances this home, introducing an additional downstairs bedroom and bathroom, complete with direct access to the garden—an ideal arrangement for accommodating family members or guests.

On the first floor, you will find three well-proportioned bedrooms, including a master suite with an en-suite bathroom and a stylish dressing room. A modern shower room is conveniently located off the landing, providing functionality for family living. Externally, the property boasts a spacious garden approximately 40ft x 40ft, featuring side access for easy maintenance. The front of the house features a large private driveway, allowing parking for multiple vehicles alongside the integral garage.

Owen Gardens in Woodford Green is an idyllic residential area, known for its green spaces and family-friendly environment. Residents benefit from an array of local amenities, including shops, cafes, and reputable schools, making it a popular choice for families. With nearby parks and recreational areas, there's plenty of opportunity for outdoor activities, while excellent transport links ensure easy access to the wider London area. This charming neighbourhood combines the best of suburban living with a vibrant community spirit.

FREEHOLD
EPC - D
Council Tax - F

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.