

Directions

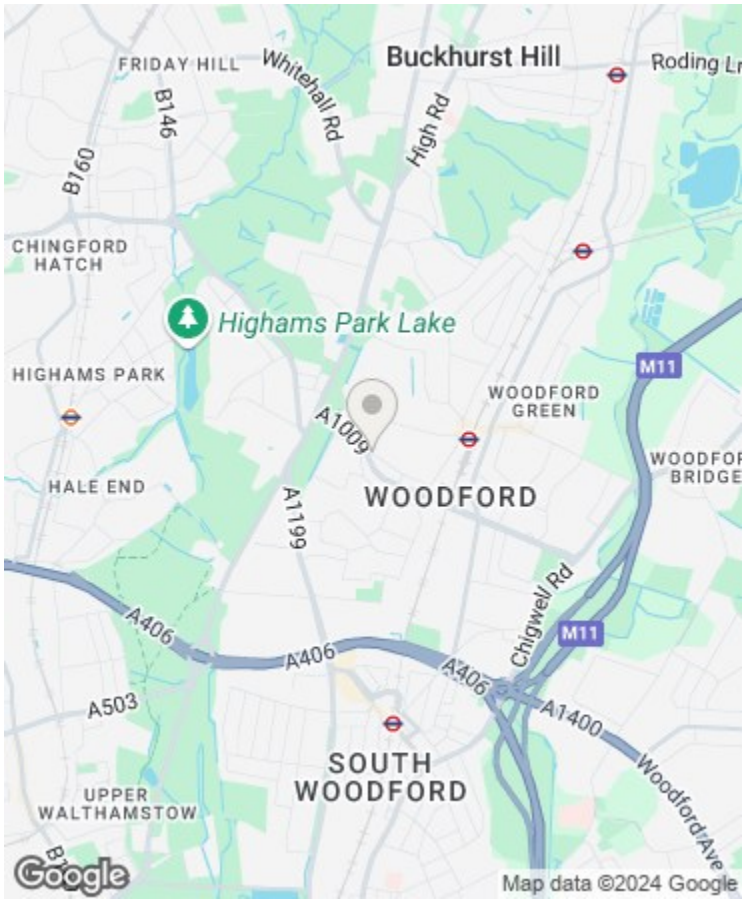
Viewings

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

EPC Rating

D

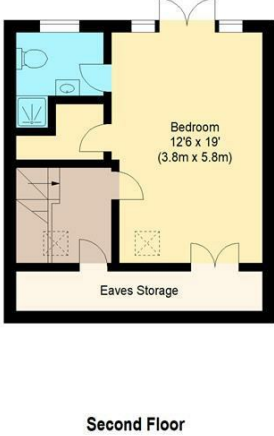
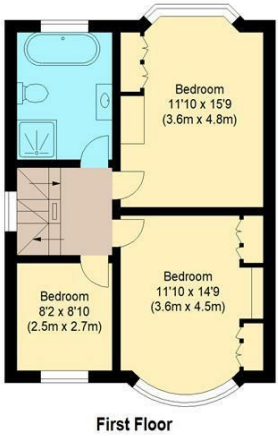
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>84</b> |
| (81-91) <b>B</b>                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



11 Grosvenor Gardens, Woodford Green, IG8 0BE

Price Guide £1,150,000

- Four Bedroom Semi-Detached
- Spacious rear extension with a modern kitchen/living/dining area
- Built-in media unit and underfloor heating
- Convenient downstairs cloakroom and utility room
- Master bedroom with en-suite shower room and Juliette balcony on the second floor
- Elegant 1930s Style
- Bi-folding doors opening onto the landscaped garden
- Integrated NEFF appliances in the kitchen
- Integral garage and separate reception room
- Located in a desirable area with excellent schools, parks, local amenities, and transport links to Central London.



william rose  
Grosvenor Gardens, IG8  
Approximate Gross Internal Floor Area : 201.42 sq m / 2168 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: 10/5/2024



# 11 Grosvenor Gardens, Woodford Green IG8 0BE

Welcome to this elegant 1930s four-bedroom semi-detached house on Grosvenor Gardens in Woodford Green. This beautifully extended home features a spacious kitchen/living/dining area with bi-folding doors, alongside a landscaped rear garden and off-street parking.

 4

 2

 2

 D

Council Tax Band: E



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

Discover this elegant 1930s style four-bedroom semi-detached house located on the prestigious Grosvenor Gardens in Woodford Green. This charming property has been tastefully extended to the rear, offering a harmonious blend of classic architectural details and modern living amenities, making it a perfect family home.

The heart of this home is the expansive kitchen/living/dining area, designed for contemporary living and entertaining. Featuring bi-folding doors that open onto the garden, this space is filled with natural light and offers seamless indoor-outdoor living. The area includes a built-in media unit, underfloor heating, and integrated NEFF appliances, providing both functionality and style. A convenient downstairs cloakroom, utility room, integral garage, and a separate reception room add to the practical layout of the ground floor. The first floor comprises three spacious bedrooms, each thoughtfully designed with ample storage and comfort in mind. The four-piece family bathroom is beautifully appointed, offering a luxurious space for relaxation. The second floor, a converted loft, houses the master bedroom, complete with an en-suite shower room and a Juliette balcony that provides stunning views of the landscaped rear garden.

Externally, the property boasts a beautifully landscaped rear garden, ideal for entertaining during the summer months. The garden features side access and offers a tranquil retreat from the hustle and bustle of daily life. Additionally, the front of the property provides off-street parking for multiple vehicles, ensuring convenience for residents and guests alike.

Grosvenor Gardens is a highly desirable area known for its leafy streets, family-friendly atmosphere, and excellent local amenities. Residents enjoy easy access to top-rated schools, charming parks, and a variety of shops, cafes, and restaurants. The area also benefits from superb transport links, making commuting to Central London and surrounding areas straightforward and convenient. This combination of suburban tranquility and urban accessibility makes Grosvenor Gardens an ideal

location for families and professionals alike.

Freehold  
Redbridge council E  
EPC D

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.