



## 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
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Colwall Gardens, IG8

Approximate Gross Internal Floor Area : 118.43 sq m / 1275 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 ft.

lpaplus.com

Date: 12/9/2023



## 15 Colwall Gardens, Woodford Green, IG8 0HS

Guide Price £750,000

- Exclusive Harts Grove
- Off street parking
- Close to station
- Good size garden
- 20ft master bedroom
- 3 bedroom semi detached
- Garage
- En suite bathroom
- kitchen diner
- No chain

## 15 Colwall Gardens, Woodford Green IG8 0HS

This three bedroom semi-detached home situated on the extremely well regarded 'Harts Grove' Development. The property offers good size accommodation and is within a short walk to Woodford Station.



Council Tax Band: F



Located in the highly sought after Harts Grove development is this excellent three-bedroom semi-detached home that oozes kerb appeal with its attractive frontage, driveway leading to the garage and whilst being set in a quiet, residential cul-de-sac.

Upon entering the property, you will be greeted with a spacious entrance hallway with cloakroom and storage, a large through living / dining room with patio doors opening out onto the garden and a separate fitted kitchen diner. On the first floor of the property, you will find the principal bedroom with en-suite shower and built-in wardrobes, a further large 20ft double bedroom with dual aspect, third bedroom and a family bathroom. Externally, there is a charming rear garden which extends to approximately 30ft+ with side access. To the front of the property there is off-street parking in front of the garage.

The property is the ideal starter home for any first-time buyer looking to get onto the property ladder but also any downstairs downsizers who want a manageable living space on an extremely well-regarded development. There is further scope to extend + and improve the accommodation in the future subject to gaining the required planning permissions by extending to the rear and converting the loft to create an extra bedroom.

Colwall Gardens, Harts Grove is within a short walk to Woodford Central Line Station and close to popular schools including the Outstanding rated Wells Primary. Woodford High Road and The Broadway are also close by which offer many trendy cafes and restaurants including the renowned and authentic Pizzeria Bel-Sit, Miller & Carter and Prezzo. Woodford Green is a beautiful area with forests, lakes, country parks and open green spaces. This makes Woodford Green a great place to enjoy various outdoor fitness activities and picnics with family and friends. A viewing of this family home comes highly recommended.

Freehold  
Council Tax Band: F (London Borough of Redbridge)  
EPC Rating: 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.