

Directions

Viewings

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

EPC Rating

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



117 Grosvenor Gardens, Woodford Green, IG8 0AR

Price Guide £950,000

- *Guide Price £950,000-£1,000,000*
- Semi-Detached
- Two-Ensuites
- Modern Family Shower Room
- Secure Off-street Parking for Multiple Vehicles
- Four Bedrooms
- Modern Open Plan Kitchen/Diner with Additional Living Space
- Separate Reception Room
- Large Rear Garden with Garden Room
- Walking Distance to Woodford Station & Highly Regarded Schooling Options



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: 20/2/2025

117 Grosvenor Gardens, Woodford Green IG8 0AR

Guide Price £950,000-£1,000,000 Located in the highly sought-after Grosvenor Gardens in Woodford Green, this charming four-bedroom semi-detached home offers a fantastic opportunity to live in a peaceful and well-connected area. Woodford Green is renowned for its welcoming community, attractive green spaces, and proximity to both London and Essex. With excellent transport links, including Woodford Underground Station offering easy access to central London via the Central Line, the location is ideal for both commuters and those seeking a quiet suburban retreat with city connections.

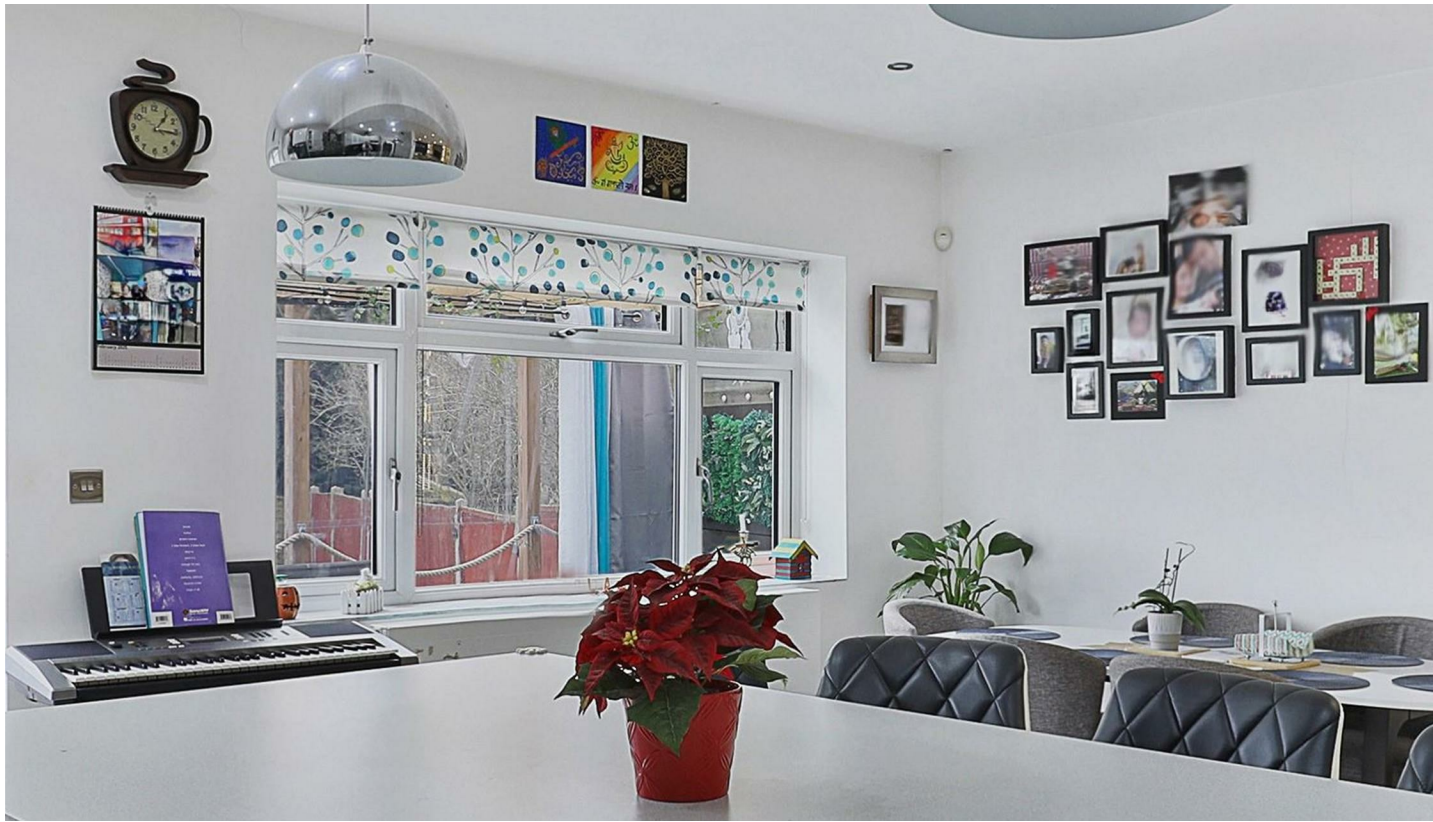
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 3

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Council Tax Band: E



As you enter the property, you are greeted by a spacious entrance hallway that leads to a separate reception room, providing a cosy and inviting space. The home boasts four well-proportioned bedrooms, two of which benefit from en-suite shower bathrooms, offering added convenience and privacy. The modern family shower room is stylish and practical, while the bright and airy open-plan kitchen/diner is the perfect space for family meals or entertaining guests. The snug living space within the kitchen area provides a perfect spot for winding down. Externally, the property offers a large driveway with Telescopic Parking Poles, ensuring secure off-street parking for multiple vehicles, and side access leading to a generous rear garden with covered decking benefiting from storage underneath. The garden also features a garden room, ideal for use as an office or gym. There is potential to extend the property further, subject to obtaining the necessary permissions from the local authority, offering even more possibilities to personalize this home.

Grosvenor Gardens, Woodford Green is a desirable and tranquil area that offers a fantastic balance of suburban living with excellent amenities. The property is within easy reach of local shops, restaurants, and schools, making it perfect for families and professionals alike. Woodford High Road provides a variety of shops and cafes, while nearby parks and green spaces, including the scenic Epping Forest, offer ample outdoor recreational opportunities. With great transport links, including the Central Line which is only a 5 minute walk away and access to the M11, the location is ideal for commuters heading into London, while still offering a peaceful retreat at the end of the day.

Property Information / Disclaimer
FREEHOLD

EPC Rating: tbc
Council Tax Band: E (Redbridge)

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.