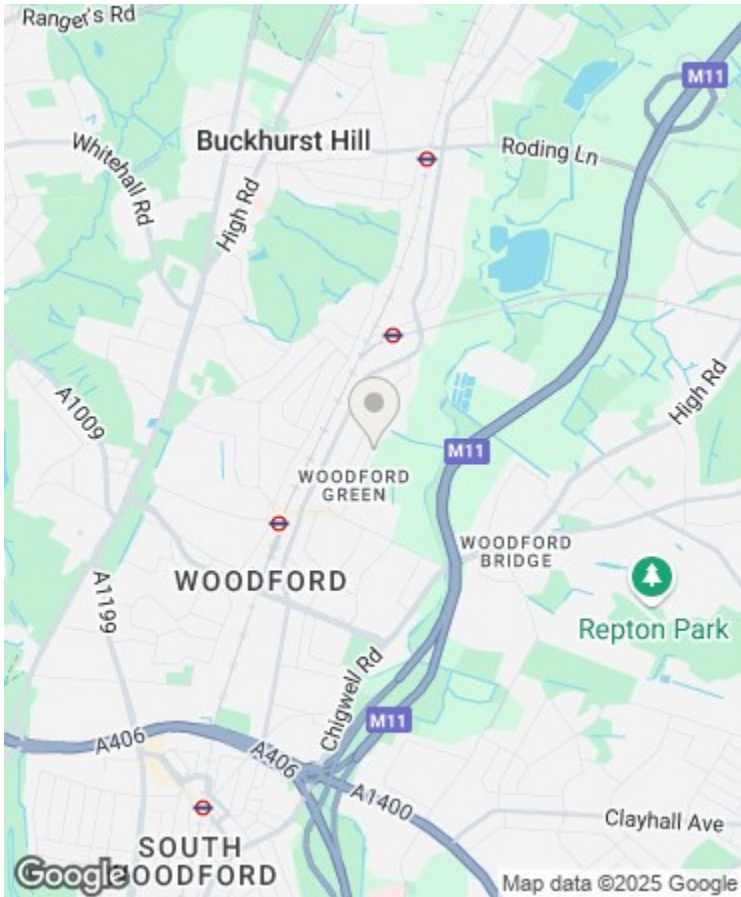




Directions

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>                          |         |           |
| (81-91) <b>B</b>                            |         | 81        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 59      |           |
| (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                     |         |           |



135 West Grove, Woodford Green, IG8 7NW

Asking Price £700,000

- Four Bedrooms
- Terraced
- Modern Family Bathroom with Roll top bath and Walk-in Shower
- Modern Family Shower Room on Second Floor
- Sought After Location in Catchment Area for Regarded Schools
- Victorian
- Spacious Lounge/Diner
- Modern Fitted Kitchen with Integrated Appliances
- Approx. 65ft Rear Garden
- Walking Distance to Woodford Central Line and Local Amenities



william rose

West Grove

Approximate Gross Internal Floor Area : 112.80 sq m / 1214.16 sq ft  
(Excluding Eaves)

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

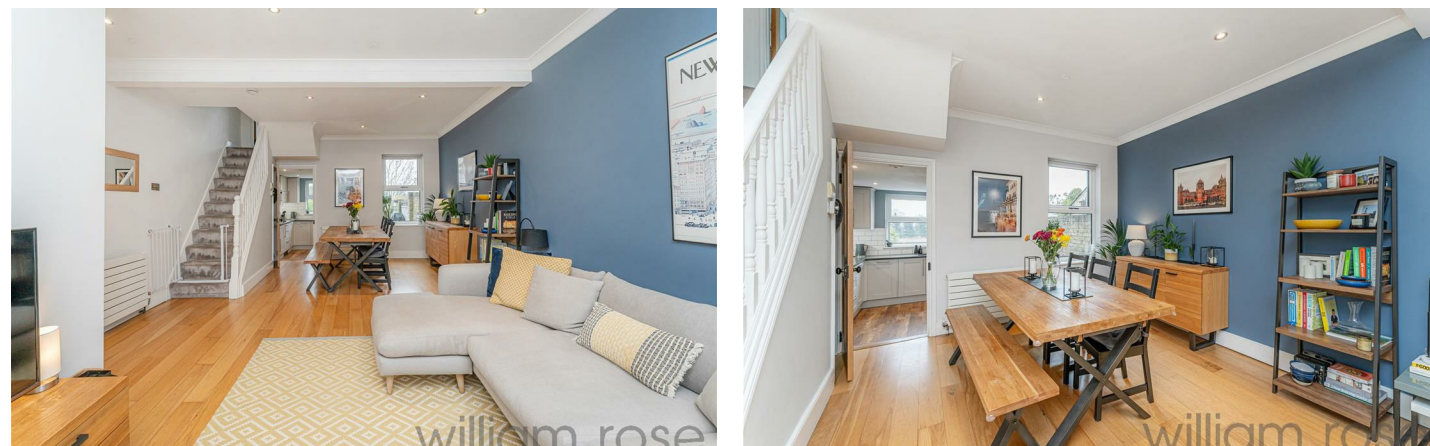


## 135 West Grove, Woodford Green IG8 7NW

This charming four-bedroom Victorian terraced home is located on the ever-popular West Grove in Woodford Green, blending traditional character with modern living. West Grove is a quiet, tree-lined street offering a wonderful mix of period properties and a vibrant community atmosphere. The property is perfectly positioned for those who enjoy both the serenity of suburban life and easy access to transport links and local amenities. With Woodford Underground Station just a short distance away, residents enjoy excellent connections to central London via the Central Line. Local shops, cafes, and parks add to the appeal of this fantastic location.



Council Tax Band: D



As you step inside, you are welcomed by a spacious entrance hallway that leads you into the heart of the home. The through lounge/diner is a generous and inviting space, perfect for family gatherings and entertaining, with the added convenience of a storage cupboard under the stairs. The modern fitted kitchen is equipped with integrated appliances and provides direct access to the rear garden. On the first floor, you'll find two well-proportioned bedrooms, with the front bedroom benefiting from dual aspect windows allowing plenty of natural light. The large four-piece family bathroom is a standout feature, complete with a roll-top bath and walk-in shower. On the second floor, which was formerly the loft, the current owners have added two further bedrooms, with the rear room offering spectacular views. The front bedroom benefits from access to an abundance of eaves storage, providing additional practical space. A modern shower room completes the upper floor accommodation. Externally, the property offers a large, un-overlooked rear garden, extending approximately 65ft, providing a perfect outdoor retreat.

West Grove is a highly desirable location in Woodford Green, offering a peaceful, family-friendly environment with excellent local amenities. Residents can enjoy easy access to Woodford High Road, where a variety of shops, restaurants, and cafes can be found. The surrounding area offers an abundance of green spaces, including the nearby Epping Forest, ideal for outdoor activities. The property is also within close proximity to well-regarded schools, making it an ideal location for families. The excellent transport links, including Woodford Underground Station, ensure that central London is just a short journey away, while the local community and tranquil surroundings provide a perfect balance for modern living.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D  
Council Tax Band: D (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.