

Directions

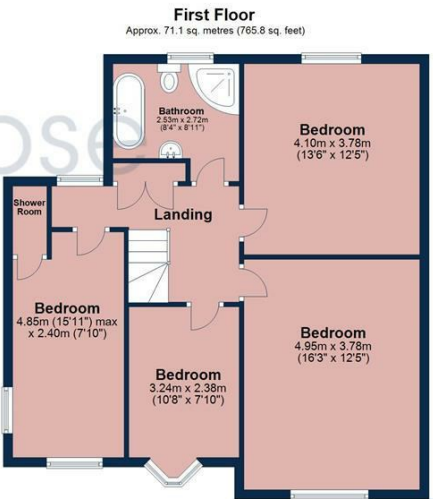
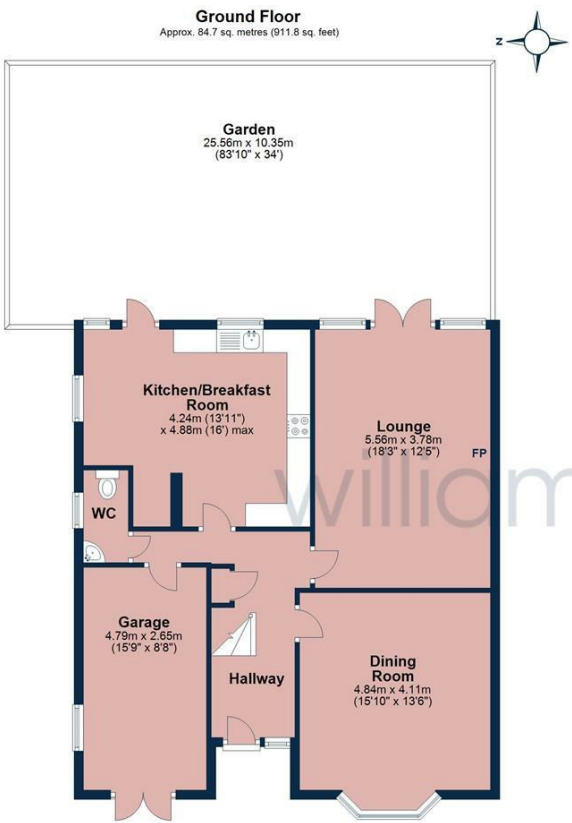
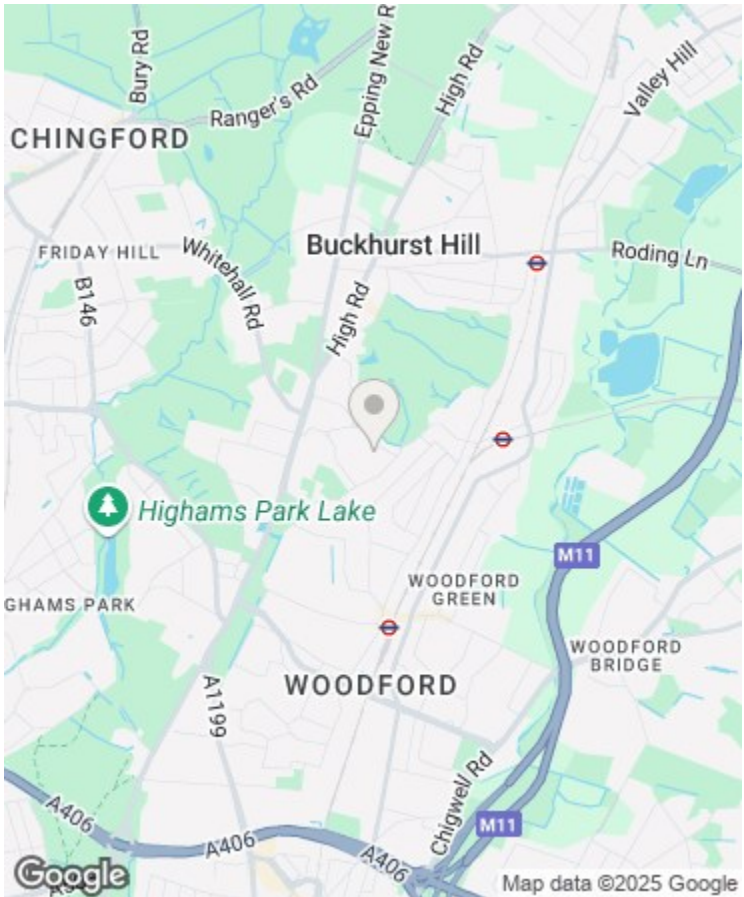
Viewings

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

EPC Rating

E

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	48	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 155.9 sq. metres (1677.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Dale Gardens



34 Dale Gardens, Woodford Green, IG8 0PB

Offers In Excess Of £1,350,000

- Stunning 1930s four-bedroom detached home
- Spacious lounge and dining room, both with feature fireplaces
- Large 90ft rear garden with patio area for al-fresco dining
- Contemporary four-piece family bathroom with roll-top bath
- Potential to extend further (STPP)
- Located on sought-after Dale Gardens, Woodford Green
- Modern fitted kitchen with a range of integrated appliances
- Four well-proportioned bedrooms, two with fitted wardrobes
- Integrated garage and off-street parking for 4+ vehicles
- Close to Bancroft's School, Woodford Station & Knighton Forest



# 34 Dale Gardens, Woodford Green IG8 0PB

Situated on the highly sought-after Dale Gardens, this beautifully presented four-bedroom detached home offers a perfect blend of character and modern convenience. Ideally located just 0.4 miles from the prestigious Bancroft's School, 1 mile from Woodford Station, and a stone's throw from the picturesque Knighton Forest, this property is perfect for families looking for excellent schools, convenient transport links, and access to green spaces. With a substantial 90ft garden, off-street parking for multiple vehicles, and potential to extend (STPP), this home is a rare find in this desirable location.

 4

 1

 2

 E

Council Tax Band: G



Stepping through the front door, you are welcomed into a spacious hallway leading to the principal ground floor rooms. To the front, a charming dining room with a feature fireplace and bay window provides an elegant space for entertaining. The bright and airy lounge at the rear also boasts a feature fireplace and double doors opening onto the garden. The generous kitchen/breakfast room is well-equipped with modern fittings, including a range of integrated appliances, and offers direct access to the garden, making it a fantastic space for family living. A convenient ground floor WC and an integrated garage, perfect for storage or potential conversion, complete the downstairs layout. Ascending the stairs to the first floor, the landing leads to four well-proportioned bedrooms. The primary and second bedrooms benefit from fitted wardrobes, offering ample storage space. The modern four-piece family bathroom includes a stunning roll-top bath, providing a luxurious retreat. Additionally, a separate shower room adds further convenience. Externally, the beautifully maintained 90ft rear garden offers a fantastic outdoor space with a generous lawn and a patio area, perfect for al-fresco dining and summer gatherings. The large driveway at the front provides off-street parking for 4+ vehicles.

Dale Gardens is a highly desirable residential road in Woodford Green, known for its peaceful surroundings and close-knit community feel. The area benefits from excellent local amenities, including independent shops, cafes, and restaurants, while nearby Woodford Broadway offers further conveniences. The proximity to Knighton Forest and Epping Forest provides endless opportunities for scenic walks, cycling, and outdoor activities. For commuters, Woodford Station (Central Line) offers direct access to the City and West End, making it an ideal location for professionals. Families are particularly drawn to this area due to the outstanding local schools, including the esteemed Bancroft's School. With its blend of character homes, green spaces, and excellent connectivity, Dale Gardens is a truly special place to call home.

Property Information / Disclaimer  
FREEHOLD

EPC Rating: E  
Council Tax Band: G

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.