

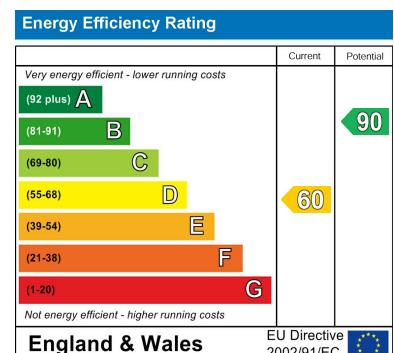
## Directions

## Viewings

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

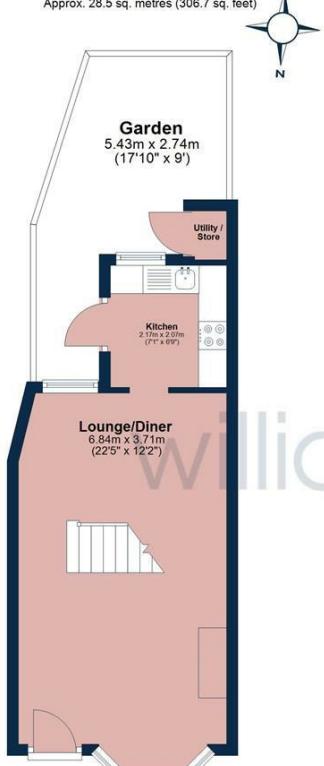
## EPC Rating

D



## Ground Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 56.5 sq. metres (608.3 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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Elm Grove

## First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



18 Elm Grove, Woodford Green, IG8 0UW

Offers In Excess Of £450,000

- Rare to the market
- Two bedrooms
- Original features throughout
- Family bathroom
- Walking distance to amenities and green spaces
- Victorian
- End of terrace
- Spacious lounge/diner
- Fitted kitchen
- Sought after location

# 18 Elm Grove, Woodford Green IG8 0UW

Rare to the market, this charming two-bedroom end-of-terrace Victorian home is perfectly positioned on the highly sought-after Elm Grove, Woodford Green. Offering character, period features and excellent access to Woodford High Road, Epping Forest, and a range of local shops, cafés and restaurants, this delightful property is an ideal opportunity for buyers seeking a home in a prime, well-connected location. Residents will love the proximity to green open spaces and superb transport links, with Woodford Station offering swift services into London.



Council Tax Band: D



Upon entering the home, you are welcomed by a beautifully proportioned lounge/diner, retaining many of its original Victorian features including sash windows, a striking feature fireplace and high ceilings which create an airy, elegant feel throughout the ground floor. This spacious dual-purpose reception room provides ample space for both living and dining areas, with a staircase tucked neatly to one side. To the rear, the kitchen offers a bright, practical space leading to a useful utility/store area and direct access to the private garden which is south facing — ideal for al fresco dining and relaxing. Upstairs, the first floor comprises two generously sized bedrooms, both benefiting from period charm and useful built-in storage. A well-appointed family bathroom with a traditional white suite completes the accommodation. The loft is boarded and has lighting which provides great storage for the property.

Elm Grove is a quiet, tree-lined residential road in the heart of Woodford Green, prized for its attractive Victorian homes and welcoming community atmosphere. Just a stone's throw from the bustling Woodford High Road, residents enjoy easy access to an excellent selection of independent shops, cafés, restaurants and everyday conveniences. Epping Forest is also on the doorstep, offering miles of ancient woodland, walking and cycling trails — a rare natural retreat so close to the capital. Woodford Station (Central Line) is within easy reach, providing direct connections to London Liverpool Street and the West End. Highly regarded schools are located close by along with a range of leisure facilities nearby further enhance the family-friendly appeal of this desirable neighbourhood.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: D  
Council Tax Band: D (Waltham Forest)

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.