

# West Grove, IG8

PAUL BERG

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Offers Over £700,000  
Freehold

## Victorian Charm with Space to Grow and a 70ft Garden

This isn't your average terrace. Larger than most, this Victorian home in Woodford Green has the character, space and location to be a home for the long term.

The ground floor has a bright living and dining area with a working fireplace and French doors opening onto the garden. The kitchen is practical with plenty of storage and a stable door leading outside. There's also a downstairs toilet and clever under-stairs storage.

Upstairs you'll find two double bedrooms, with exposed painted original floorboards on the landing. The family bathroom is a real standout, finished in a stunning monochrome style with a black-framed shower, modern fittings and plenty of natural light. The top floor is home to a third double bedroom that spans the entire level, complete with dual aspect windows and built-in storage.

The garden is a real highlight. It stretches over 70ft, with decking for outdoor dining and plenty of green space beyond, and is the perfect sun trap to enjoy long afternoons and summer evenings. And with room to grow, there is scope for a ground floor extension (subject to the usual planning consents), giving you the chance to shape the house to your needs. Out front, the dropped kerb gives you easy parking.

You will be in catchment for Ray Lodge Primary and Woodbridge Secondary, close to Woodford Station, and surrounded by open spaces such as Ray Park and Epping Forest. This home offers the full Woodford Green lifestyle.

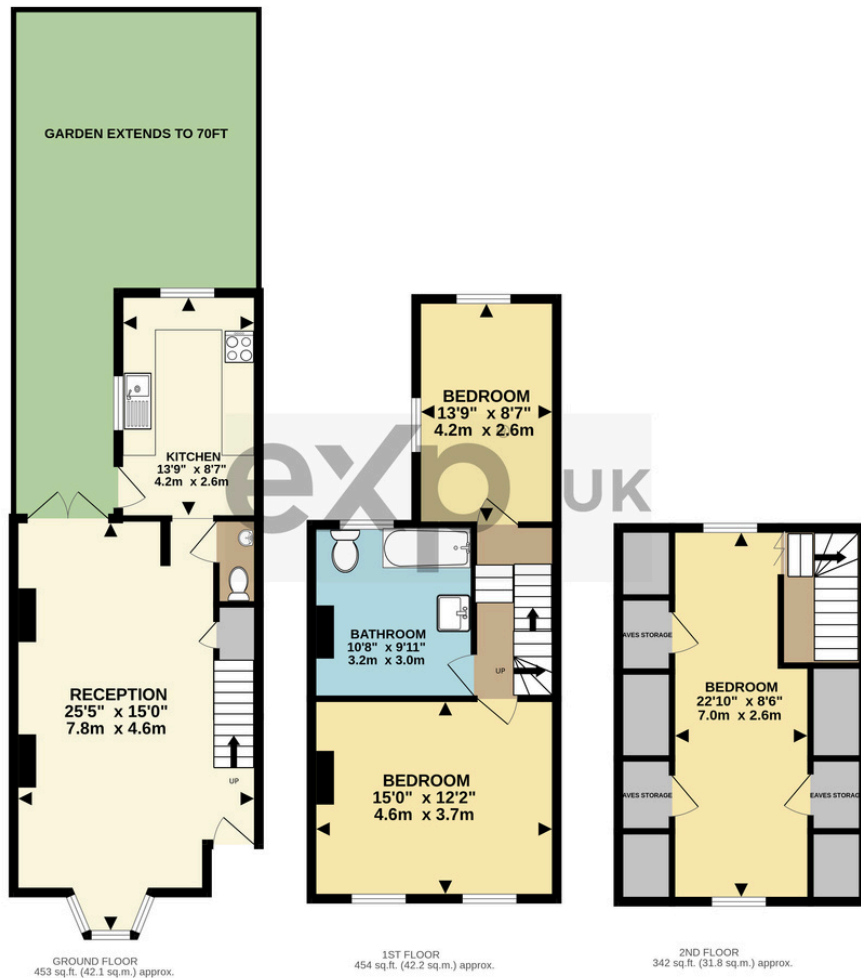




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Tenure: Freehold

Local Authority: London Borough of Redbridge

Council Tax: Band E: £2,676.00 per annum

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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