

Daniel  
Frank



P  
Permit  
holders only  
WFA  
Mon - Fri  
8.30 am -  
6.30 pm

14

118

119





## 113 West Grove Woodford Green, IG8 7NP

An extended two-bedroom family home located just 0.3 miles from Woodford Central Line Station.

The accommodation is arranged over two floors. Ground floor comprises of an entrance hall, a through lounge with feature fireplace and dining area, a modern fully fitted kitchen with built in appliances and an extra space at the rear of the property currently used as a home office overlooking the garden. The property is flooded with natural light throughout.

Upstairs has two bedrooms and an impressive four-piece family bathroom.

Externally the rear garden is mainly laid to lawn with a decked area, perfect for summer entertaining. This side of West Grove has the added benefit of backing Bancroft playing fields and has wonderful views from the first floor.

West grove is located within walking distance to an array of shops and local amenities along Snakes Lane East and The Broadway. The area has several excellent private and public schools both primary and secondary level ideal for the family buyer.

**Tenure** Freehold  
**Council** Redbridge







Your Next Chapter





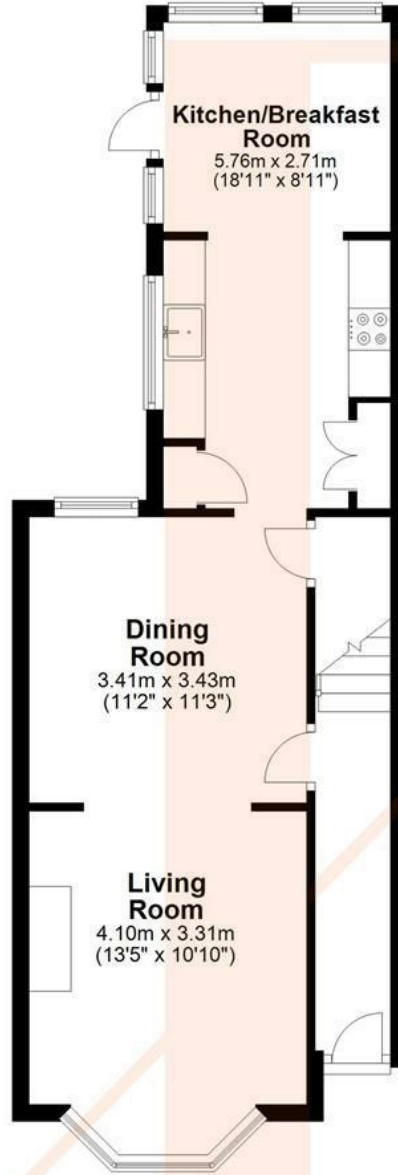
Your Next Chapter





### Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



**Kitchen/Breakfast Room**  
5.76m x 2.71m  
(18'11" x 8'11")

**Dining Room**  
3.41m x 3.43m  
(11'2" x 11'3")

**Living Room**  
4.10m x 3.31m  
(13'5" x 10'10")

### First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



**Bedroom**  
3.41m x 2.64m  
(11'2" x 8'8")

**Bedroom**  
3.54m x 4.37m  
(11'7" x 14'4")

Total area: approx. 85.8 sq. metres (923.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



### WHY WOODFORD?

Woodford is an area coveted in history and has been built off the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkham's Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes running consistently as well as Woodford Central Line station for commuting to and from London.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

