







Welcome to West Grove Road, a charming and beautifully presented two bedroom home set over two floors, offering an inviting blend of character features and modern comfort.



- Two Bedroom House
- Great Location
- Good Transport Links
- Charming Throughout
- Available January
- Permit Parking

The ground floor opens into a welcoming entrance hall that leads through to a bright and generously sized living and dining room, complete with a bay window that fills the space with natural light. To the rear, the fitted kitchen provides an efficient and well-designed layout with direct access to the garden, while a useful under-stairs store adds extra convenience.

Upstairs, the first floor offers two well-proportioned double bedrooms, each with ample room for furnishings. The larger bedroom features another attractive bay window, enhancing both the sense of space and natural light. A contemporary bathroom sits just off the landing and includes both a bath and separate shower area, providing a practical and comfortable arrangement.

With an approximate internal area of 861 sq ft, the property delivers excellent layout and flow, making it ideal for first-time buyers, downsizers, or those seeking a well-connected home in this desirable Woodford Green location. Situated close to local parks, schools, and transport links, West Grove Road offers a superb opportunity to enjoy a balanced lifestyle in a sought-after residential neighbourhood.

Council Tax Band D









## West Grove



Approx. Gross Internal Area 80.1 Sq M (861.9 Sq Ft)



First Floor Approx. 39.9 sq. metres (429.2 sq. feet)

Bedroom

Bedroom





Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value © @modephotouk www.modephoto.co.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

## BUTLER STAG

- 020 8504 9000
- 184 Queen's Road, Buckhurst Hill, IG9 5BD
- **☑** buckhursthill@butlerandstag.com