



Price

£1,750,000  
Freehold

Butterworth Gardens, Woodford Green,  
Essex, IG8

## Butterworth Gardens, Woodford Green, Essex, IG8

0.7 miles from Woodford Station

1.6 miles from Roding Valley Station

2.2 miles from Highams Park Station



A beautiful detached house situated at the end of a cul-des-sac in the heart of Woodford Green.



Situated at the end of a quiet cul-de-sac  
Double garage and off street parking  
Close to Woodford Station and High Road  
Good selection of schools in the area  
Being sold chain free





Situated in the heart of Woodford Green this large, detached house is located a stone's throw from the High Road where you can enjoy a variety of shops and local restaurants.

As you drive up to the house you are greeted with ample off-street parking and a large double garage to the front. The house itself stands nestled away at the end of the cul-de-sac giving a sense of exclusivity and bursting with kerb appeal, it really is a must see.

Stepping inside you are greeted by a large entrance hall that leads to all rooms on the ground floor. The ground floor consists of a practical study, perfect for working from home. A large sitting room which opens into the dining room making it ideal to host dinners parties. Additionally, you have a family room and a large kitchen/breakfast room with a separate utility room and finally a conservatory that overlooks the stunning garden.

Heading upstairs you will find five

generously sized bedrooms, one with an en-suite bathroom and another with an en-suite shower room, giving you plenty of space for family and guests.

The rear garden of this house is truly a sight to behold, immaculately manicured throughout with a lawn and established flower beds. The garden is a real oasis, giving you an area of both peace and quiet but equally somewhere to entertain friends and family in the warmer months.

Please refer to the footnote regarding the services and appliances.

## What the owner says...

"Since buying this wonderful house from new almost thirty years ago, lots of love has been poured into making it such a special family home. Over the years the entire family have spent many happy days at the house, having fun and feeling safe. With so many lovely rooms to escape to, one could always find some peace and quiet.

The house soon became a hub for those of us who were popping into London via the nearby tube to see a show, a concert or a museum, or even catch a flight from City Airport.

The beautiful, secluded wrap-around garden is where a lot of time has been spent, creating it from scratch through a passion for plants and a wealth of gardening knowledge. The birdsong in the garden is remarkable, especially if you're up early. Such a calm and tranquil place to spend some time relaxing, it's always been so hard to believe that you're in a busy city with local shops, cafes and amazing restaurants just a short walk up the lane.

The entire family will dearly miss this house, but it's now time for another family to enjoy it, making their own happy memories over the coming years."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Cloakroom

### Study

10'10 x 7'9 (3.30m x 2.36m)

### Sitting Room

22'0 x 14'10 (6.71m x 4.52m)

### Dining Room

12'2 x 11'8 (3.71m x 3.56m)

### Conservatory

13'7 x 12'2 (4.14m x 3.71m)

### Family Room

12'9 x 11'10 (3.89m x 3.61m)

### Kitchen/Breakfast Room

17'4 x 9'8 maximum (5.29m x 2.95m)

### Utility Room

9'11 x 8'5 (3.02m x 2.57m)

## FIRST FLOOR

### Landing

### Bedroom 1

17'4 x 11'5 (5.29m x 3.48m)

### En-Suite Bathroom

### Bedroom 2

11'6 x 11'1 (3.51m x 3.38m)

### En-Suite Shower Room

### Bedroom 3

14'10 x 13'8 (4.52m x 4.17m)

### Bedroom 4

11'9 x 7'10 (3.58m x 2.39m)

### Bedroom 5

10'10 x 7'9 (3.30m x 2.36m)

### Bathroom

## OUTBUILDING

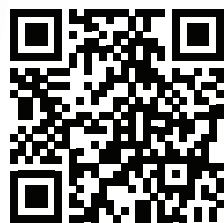
### Garage

## OUTSIDE

### Front Garden

### Rear Garden

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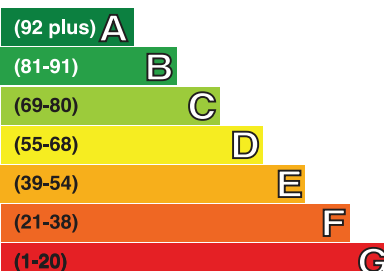
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
60	75