



Guide Price  
£1,300,000  
Freehold

Groveswood Place, Woodford Green, Essex,  
IG8

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Essex, IG8

0.8 miles from Chigwell Station  
1.2 miles from Woodford Station  
2.6 miles from Highams Park Station



A spacious detached house with  
double garage and ample off street  
parking.



Close to Chigwell Station  
Situated in a quiet cul-de-sac  
Good sized accommodation  
Within walking distance of a selection of  
shops and restaurants  
Good selection of schools within the  
area





Presented exclusively by Fine and Country, this exquisite house is nestled in a peaceful cul-de-sac. Built in the late 1990s, this charming house offers both style and practicality, with easy access to the A12, M11, and M25, and being just 0.8 miles from Chigwell Station. There is also a number of top-rated private and state schools within the area.

Upon entering, you're greeted by a bright and spacious entrance hallway, with a cloakroom, that you leads to a well-equipped kitchen/breakfast room, a utility room and a study. There is also a generous sitting room and a separate dining room—perfect for hosting guests or enjoying family time.

Upstairs, there are four spacious bedrooms and a modern bathroom. Bedroom one boasts a large en-suite shower room and built-in wardrobes, providing ample space to relax and unwind.

One of the key highlights is the detached double garage, offering not only vehicle

storage but also the potential for conversion into a workshop or home office, subject to the relevant planning permissions. With off street parking for up to five cars they is plenty of parking space.

With local amenities nearby and excellent transport links to central London, this home offers convenience and comfort in equal measure. So don't miss your chance to make this stunning home yours. Contact us today to arrange a viewing and start your next chapter in this exceptional house.

## What the owner says...

"This home has ample space for a growing family over the years. It is well insulated and warm in the winter, giving us less reliance on heating.

Being situated in a quiet cul-de-sac it offers the feeling of privacy and tranquillity, this has been especially helpful during and post pandemic where we have often worked from home. The house also has plenty of room for quiet working spaces.

We have always had nice friendly neighbours (a few of which have lived here since the inception of the development in 1996/97 and there is a strong community feel living here.

We have loved location as we are well placed for local High Road and underground connections and local amenities (schools, supermarkets and healthcare facilities) and it has suited our needs for our work and our child's education leading up to university, hence our living here for 22 years."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Sitting Room

22'4 x 12'11 (6.81m x 3.94m)

### Dining Room

14'8 x 10'3 (4.47m x 3.13m)

### Study

14'0 x 9'6 (4.27m x 2.90m)

### Kitchen/Breakfast Room

13'3 x 13'2 (4.04m x 4.02m)

### Utility Room

13'3 x 13'2 (4.04m x 4.02m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'11 x 13'1 (4.24m x 3.99m)

## En-Suite Shower Room

### Bedroom 2

13'11 x 12'8 (4.24m x 3.86m)

### Bedroom 3

12'1 x 10'9 (3.69m x 3.28m)

### Bedroom 4

11'11 x 7'1 (3.63m x 2.16m)

## Bathroom

## OUTSIDE

### Double Garage

### Off Street Parking

### Front Garden

### Rear Garden

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Viewing: Strictly by appointment with Fine & Country's offices in:

**Loughton on 020 8418 0018**

234 High Road, Loughton, Essex, IG10 1RB

[loughton@fineandcountry.com](mailto:loughton@fineandcountry.com)

**London office**

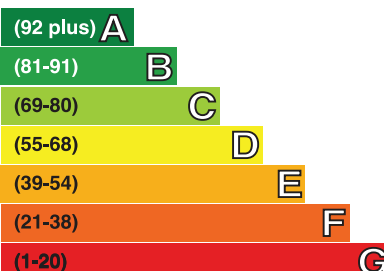
121 Park Lane, Mayfair, London, W1K 7AG



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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
67	79