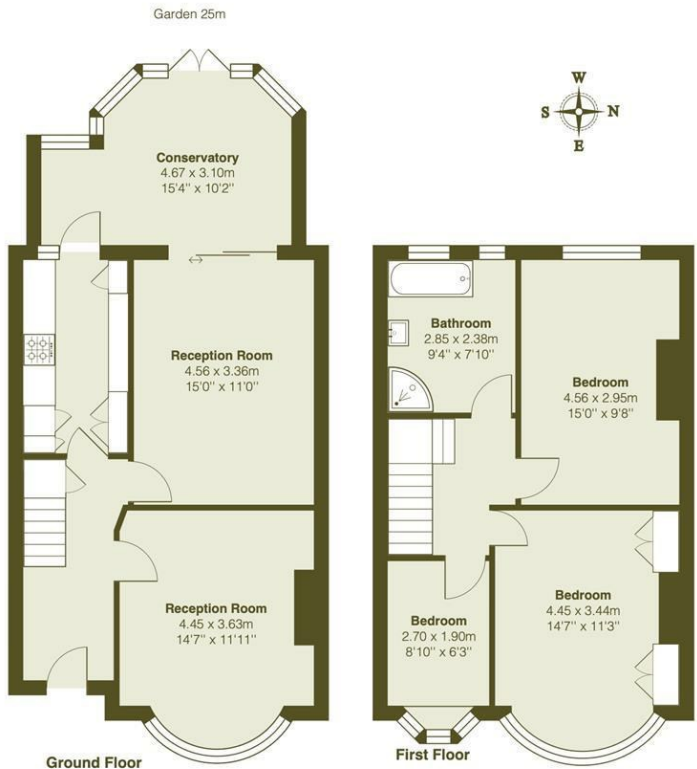




Total Area: 106.6 m² ... 1148 ft²
All measurements are approximate and for display purposes only

- Reception Room
14'7" x 11'10"
- Reception Room
14'11" x 11'0"
- Conservatory
15'3" x 10'2"
- Bedroom
8'10" x 6'2"
- Bedroom
14'7" x 11'3"
- Bedroom
14'11" x 9'8"
- Bathroom
9'4" x 7'9"
- Garden
82'0"



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



GRENVILLE GARDENS, WOODFORD GREEN

Offers In Excess Of £650,000 Freehold
3 Bed House



Features:

- Three Bedrooms
- 1930s Home
- West Facing Garden
- Chain-free
- Potential to Extend Loft (STPP)
- Driveway
- Two Reception Rooms
- Catchment for Outstanding Schools
- Short Distance to Woodford Station

Set on a residential street in Woodford Green, this three bedroom 1930s home has two separate reception rooms, a driveway and a long west-facing garden. Woodford Station and the shops and places to eat around The Broadway and Snakes Lane are close by, with several well-regarded schools in the surrounding area.

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E4 & N17
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IF YOU LIVED HERE...

Step inside and the hallway leads to the front reception room, where a broad curved bay brings in plenty of natural light. Wooden flooring runs underfoot, while soft green tones around the fireplace give the room a calm feel. The second reception sits behind, currently arranged as a dining room, with another fireplace and glazed doors opening into the conservatory. From here, you can head straight out to the west-facing garden, which extends to around 25 metres and has a patio closest to the house followed by a long planted garden. The separate kitchen runs alongside the rear reception, with pale cabinetry, tiled splashbacks and further access into the conservatory.

Upstairs, three bedrooms are arranged around the landing, along with the family bathroom. The two larger bedrooms are particularly generous, with the front room benefitting from another curved bay and fitted wardrobes, while the third makes a useful single bedroom, nursery or study. The bathroom includes both a bath and separate shower. There is also potential to extend

into the loft, subject to the usual planning permissions. The property is offered chain-free.

WHAT ELSE?

- Woodford Station is nearby for Central line services, while The Broadway and Snakes Lane have a useful mix of everyday amenities and places to eat, including Bread and Marmalade Cafe and Temple.
- Ray Park is within easy reach, with open green space, tennis courts and Ray Park Cafe at the James Leal Centre.
- Families have a strong choice of schools nearby, with Woodbridge High School, Ray Lodge Primary School and Churchfields schools among the local options. Current area data lists several nearby schools as Outstanding.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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