

146 West Grove, Woodford Green

Woodford Green

Offers Over £700,000



146 West Grove

Woodford Green

An immaculately presented Victorian home, located in Woodford Green located just 10 minutes' walk to Woodford Central Line Station.

- Spacious Through-Lounge
- First Floor Bathroom & Ground Floor WC
- 10 Mins Walk to Central Line Station
- Double Glazed Sash Windows Throughout
- Off Street Parking via Drop Kerb
- Charming Victorian Property
- 70 ft West Facing Rear Garden
- Ray Lodge Primary and Woodbridge Secondary Catchment



Set on the sought-after West Grove, this beautifully presented three-bedroom Victorian terrace offers an impressive 1,250 sq ft of living space arranged over three floors. Combining period character with contemporary comfort, the home features high ceilings, generous proportions, and a versatile layout ideal for modern family living.

The ground floor opens with a welcoming entrance leading into a spacious through lounge and dining room, perfect for entertaining or relaxing. The focal point in the living room is the feature open fireplace, ideal for cosy winter nights in. To the rear sits a modern kitchen with ample worktop and storage space, and access to a convenient guest WC.

On the first floor, you'll find two well-proportioned double bedrooms and a stylish family bathroom. The top floor hosts a stunning bedroom, occupying the entire level and offering a bright, peaceful retreat with plenty of storage potential.

Externally, the property benefits from a 70 ft west-facing rear garden.

Ideally located within easy reach of local shops, cafes, and transport links, this delightful home perfectly balances period charm and modern living, a must-see for buyers seeking space and character in a prime location.

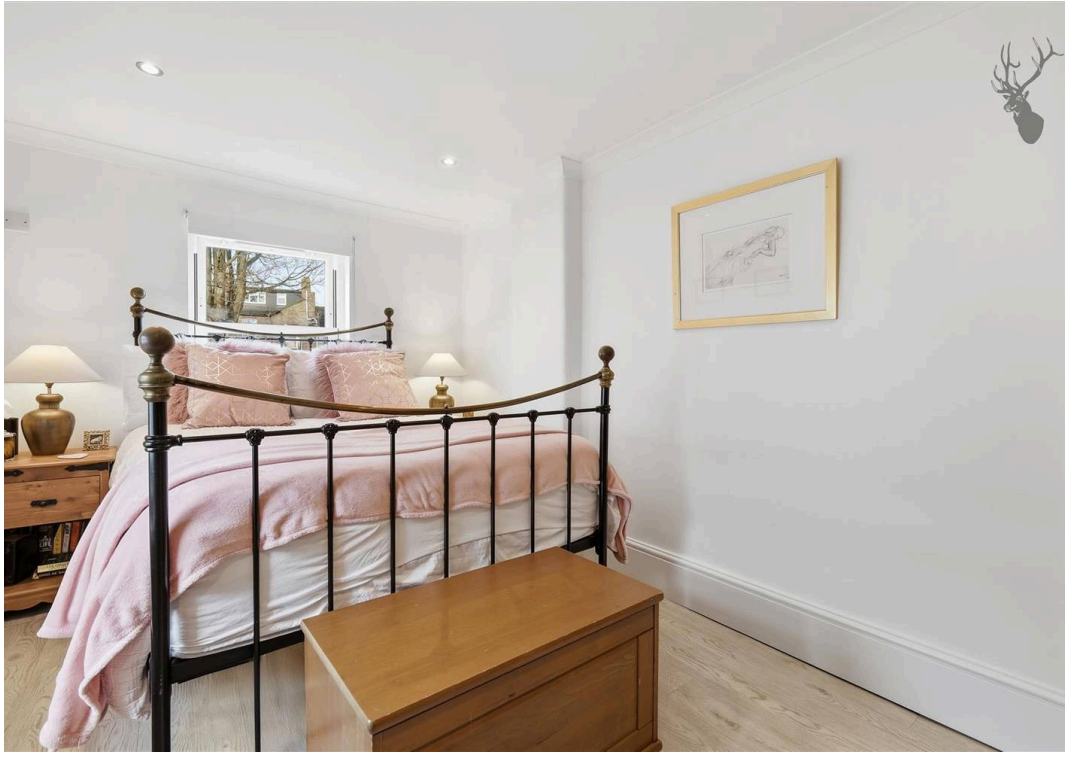
Nestled on the edge of Epping Forest, Woodford Green offers a perfect balance of leafy tranquillity and superb connectivity. The area is highly sought-after for its outstanding local schools, including Ray Lodge Primary School, praised for its nurturing environment and excellent academic standards, and Woodbridge High School, a well-regarded secondary providing a strong and inclusive education.

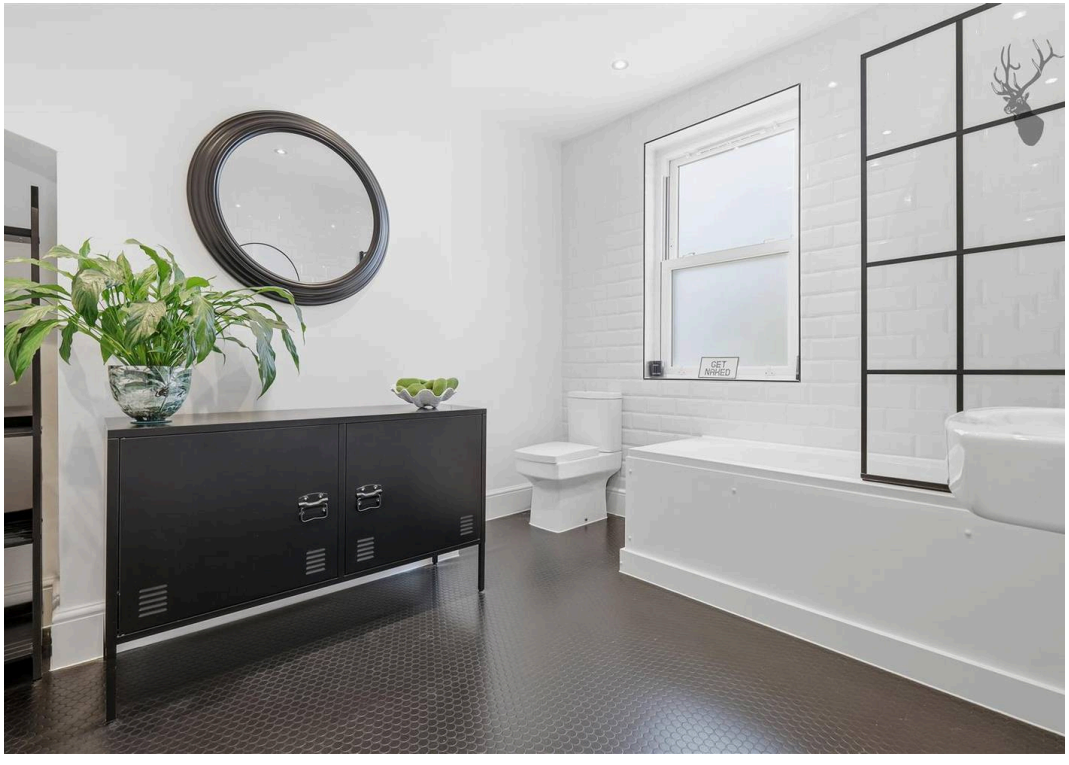
Residents enjoy an abundance of green space,










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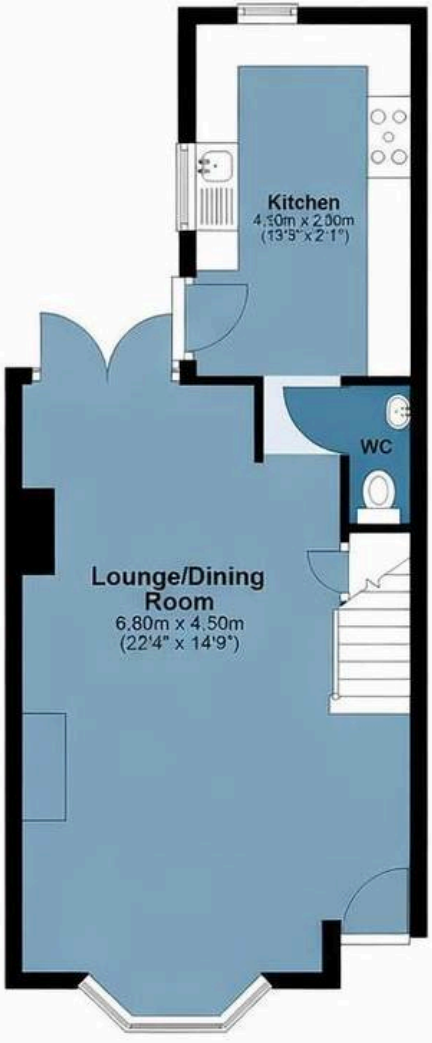
West Grove

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Approx. Gross Internal Area 116 Sq M (1249 Sq Ft)

Ground Floor

Approx. 45.2 sq. metres (488.8 q. feet)



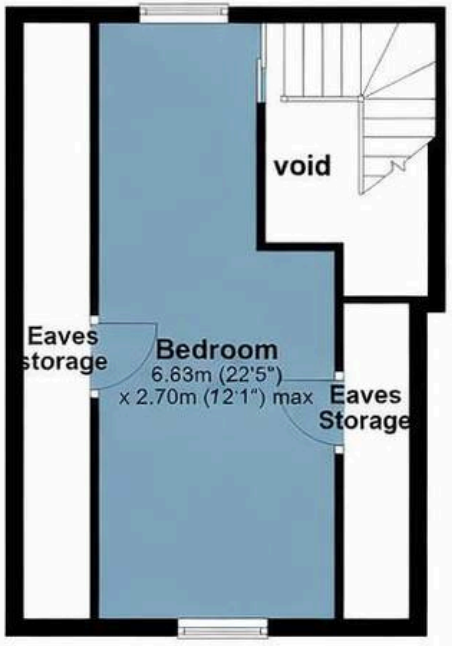
First Floor

Approx. 41.1 sq. metres (442.2.q. feet)



Second Floor

Approx. 29.7 sq. metres (310.3.s, feet)



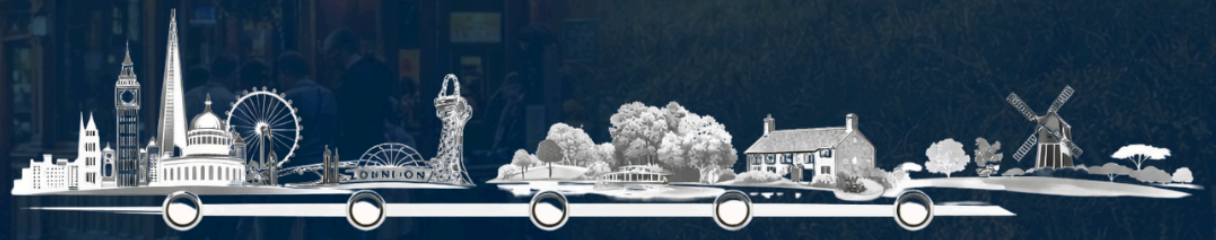
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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