



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	



9 Hollywood Way, Woodford Green, IG8 9LG

Offers In Excess Of £875,000

- Four-bedroom family home
- Large separate kitchen
- Detached garage / versatile outbuilding
- Sought-after Woodford / Highams Park borders
- Potential for further development stpp
- Spacious lounge and dining room
- First floor shower room plus separate WC
- Peaceful position on Hollywood Way
- Easy reach of Highams Park Station for Liverpool Street
- Semi-detached



Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp

Hollywood Way

9 Hollywood Way, Woodford Green IG8 9LG

Full of future potential, this spacious four-bedroom semi-detached family home sits on the sought-after Woodford / Highams Park borders, offering ample living space, a detached garage/outbuilding, and easy access to Highams Park Station, Epping Forest and Highams Park Lake.



Council Tax Band: F



Positioned on the ever-popular Woodford and Highams Park borders, this handsome semi-detached family home offers over beautifully balanced living space, a detached garage/outbuilding, and a layout that's perfectly designed for modern family life. The property presents an exciting opportunity for buyers looking for a substantial home with excellent scope for further development or reconfiguration, subject to the usual permissions.

Behind its classic façade, the ground floor unfolds into a wonderfully practical and sociable arrangement. A generous front reception room provides a warm and inviting everyday living space, while the separate dining room creates a natural hub for entertaining, family meals and weekend hosting. To the rear, the spacious kitchen is notably well proportioned, with plenty of room to cook, gather and grow into, while a useful ground floor store and welcoming entrance hall add to the home's easy functionality.

Upstairs, the sense of space continues, with four bedrooms arranged around a central landing, making this an ideal long-term family home. The principal bedroom is especially generous, and the additional rooms offer flexibility for children, guests, home working or dressing space. A family shower room and separate WC complete the first floor, lending themselves well to busy morning routines.

Outside, the detached garage/outbuilding adds yet more versatility — ideal for storage, a workshop, hobby space, home gym or future creative use, subject to any necessary permissions. With the generous existing footprint and family-friendly plot, there is clear potential to extend, enhance or adapt over time, making this a home that can evolve beautifully with its next owners.

What makes this home especially appealing is the combination of family-friendly proportions, excellent bedroom count, and a location that manages to feel both peaceful and well connected.

The setting on the Highams Park / Woodford cusp is a genuine sweet spot. You're perfectly placed to enjoy the independent feel and community

atmosphere of Highams Park, with its much-loved neighbourhood centre, cafés, local shops and station, while also being within easy reach of Woodford's Central line connections, amenities and green open spaces. The wider area is especially prized for its access to Epping Forest, with Highams Park Lake and forest walks close at hand — ideal for dog walks, morning runs, family strolls and a daily dose of fresh air.

For commuters, this is a particularly strong location. Highams Park Station is within easy reach and offers direct services into London Liverpool Street, making the City and central London remarkably accessible. The area also benefits from excellent local bus routes and convenient road links across northeast London and beyond.

A substantial, versatile four-bedroom semi in a sought-after border location, this is the kind of home that offers immediate comfort, future potential and a lifestyle setting to match.