



Directions

Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 87.7 sq. metres (943.5 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 wardrobes/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Gainsborough Road



20 Gainsborough Road, Woodford Green, IG8 8EE

Offers Over £550,000

- Two Bedrooms
- Terraced
- Oak Flooring
- Bespoke Kitchen with Miele Appliances
- Original Period Features
- Victorian
- High Specification
- Underfloor Heating Throughout Ground Floor
- Spacious Through Lounge
- Walking Distance to Central Line and Amenities

20 Gainsborough Road, Woodford Green IG8 8EE

Located on the ever-popular Gainsborough Road in Woodford Green, this impressive two-bedroom Victorian terraced home has been meticulously modernised and renovated to an exceptional standard by its current owners. Offering a perfect blend of period charm and contemporary design, the property is presented in true show home condition. Retaining beautiful original features alongside high-specification modern touches, it's ideally placed for those seeking character, quality, and convenience in equal measure.



Council Tax Band: D



As you enter through the front door, you're welcomed into a bright and spacious living room with beautiful oak flooring running throughout the ground floor, enhanced by underfloor heating. A real feature of this room is the stunning original fireplace, dating back to the 1890s, complete with its original fire insert and a gas-adapted fire basket, creating a warm and elegant focal point. Moving through the home, the living space opens seamlessly into an extended kitchen/diner — a beautifully designed bespoke kitchen fitted with a range of premium Miele and quality integrated appliances. The space is thoughtfully arranged for both entertaining and everyday living, with double doors leading directly onto the generous rear garden. Upstairs, the property offers two well-proportioned double bedrooms, the principal bedroom boasting another original Victorian fireplace with matching period insert and adapted gas fire. The first floor also features a sleek and stylish four-piece family bathroom, finished to an exceptional standard with high-quality fittings, a freestanding bath, walk-in shower, and contemporary tiling.

Gainsborough Road is a peaceful residential street set within a highly sought-after pocket of Woodford Green. Residents benefit from excellent access to the beautiful open spaces of Epping Forest and Ray Lodge Park, perfect for weekend walks and outdoor activities. The property is within easy reach of Woodford Central Line station, providing swift connections into the City and West End, making it ideal for commuters. Highly regarded local schooling options, both primary and secondary, are close by — a key draw for families in the area. A range of independent shops, cafés, and popular restaurants can be found at nearby The Broadway and Snakes Lane, contributing to the vibrant and welcoming community feel that makes Gainsborough Road such a desirable address.

Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: D (Redbridge)

All the information provided about this property does not constitute or form part of an offer or

contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.