

Daniel
Frank





117 Grosvenor Gardens Woodford Green, IG8 0AR

Guide Price: £875,000 - £900,000

A well presented four bedroom semi-detached home situated just 0.4 miles from Woodford Station.

Inside a spacious entrance hallway leads to a separate reception room creating a cosy and inviting space. The home offers a bright and airy open plan kitchen/diner with a contemporary finish creating an ideal space for family meals or entertaining complete with a snug seating area.

There are four well proportioned bedrooms, two of which benefit from en-suite shower rooms. A modern family shower room offers both style and practicality.

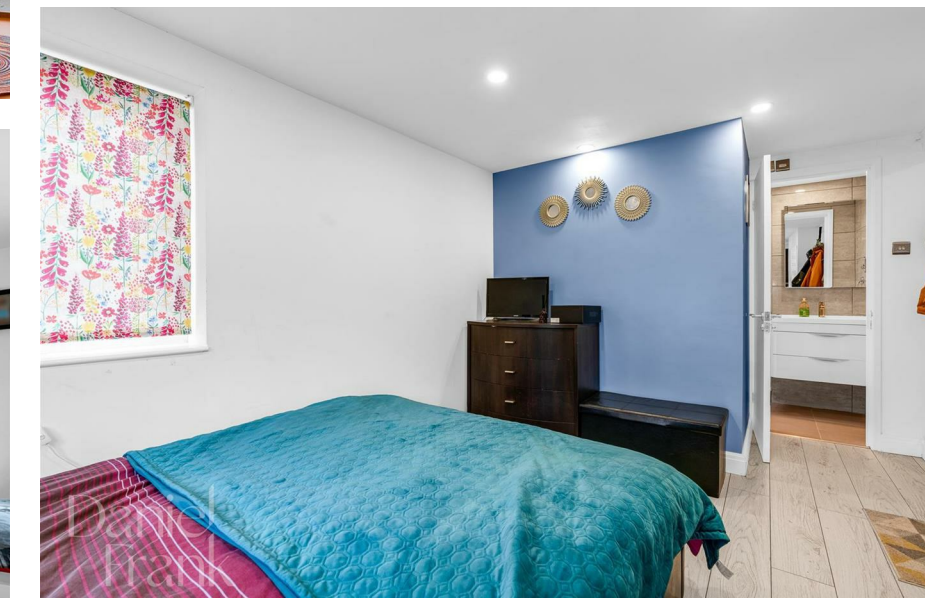
Externally, the property features a large driveway with Telescopic Parking Poles, providing secure off-street parking for multiple vehicles. Side access leads to a large rear garden with a covered decking area (with storage beneath). The garden also benefits from a versatile garden room, ideal for use as a home office, gym, or studio.

There is potential to extend the property further (subject to the necessary planning permissions), giving buyers the opportunity to create their dream home.

This property is ideally located near the Central Line at Woodford and just a short walk from a great selection of independent shops and restaurants on The Broadway.

Tenure Freehold
Council Redbridge

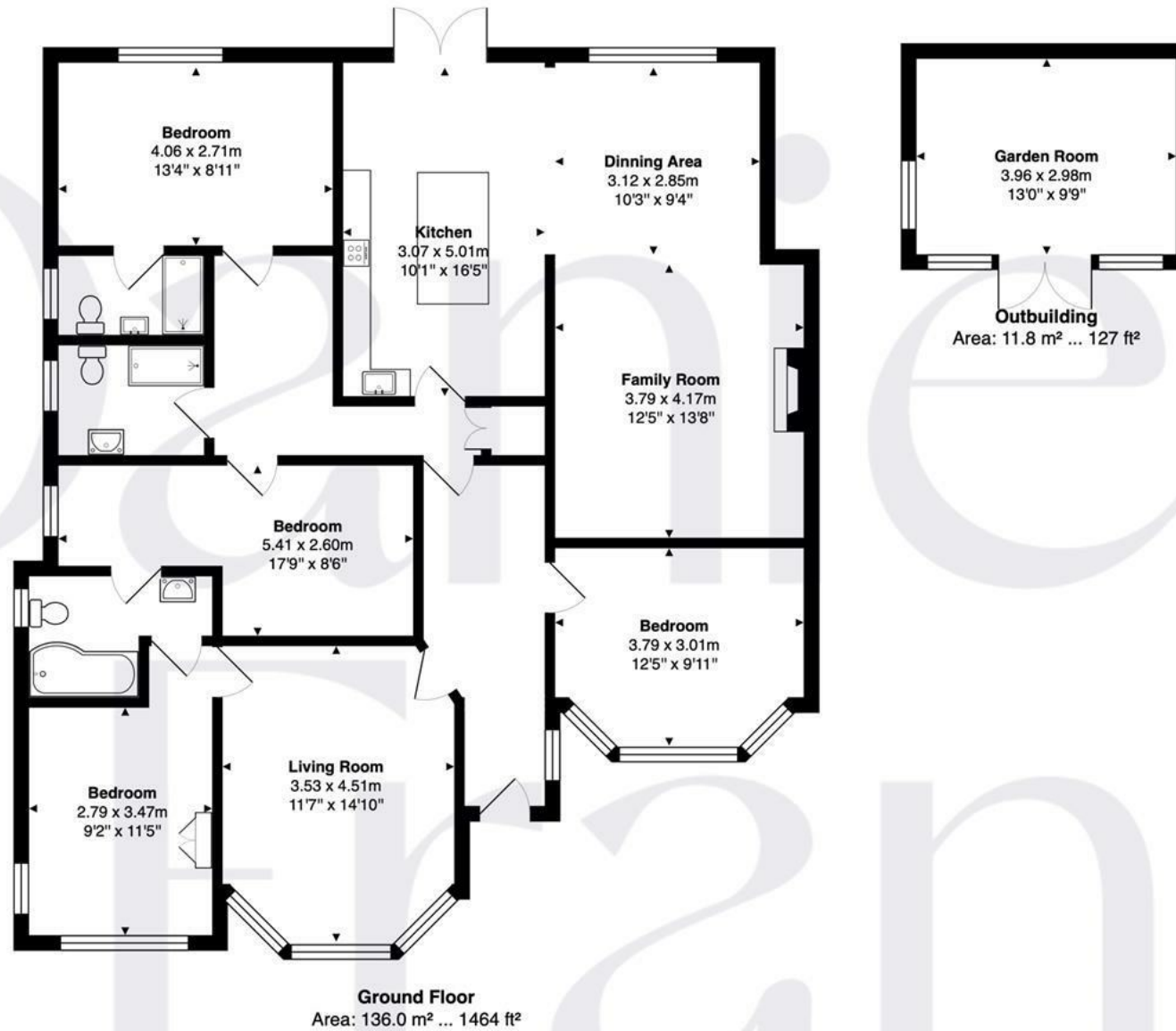




Your Next Chapter



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Total Area: 147.8 m² ... 1591 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

