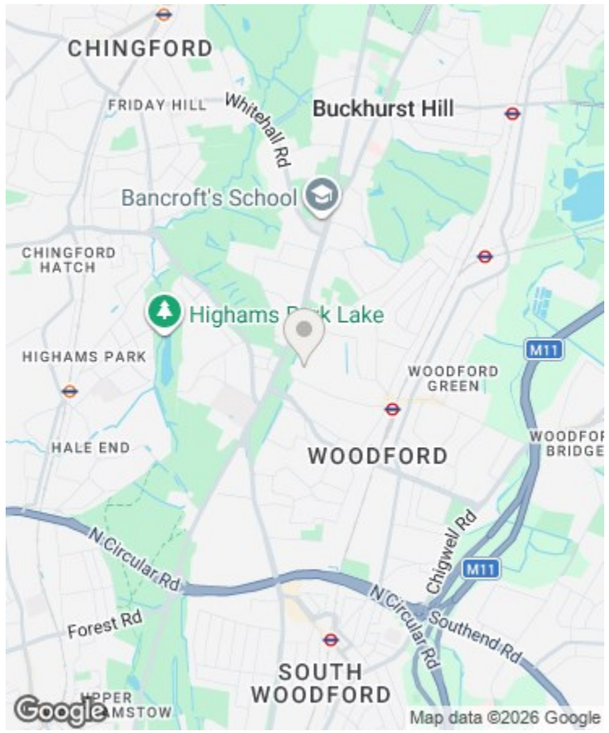
william rose



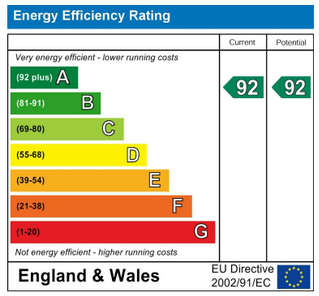
Directions

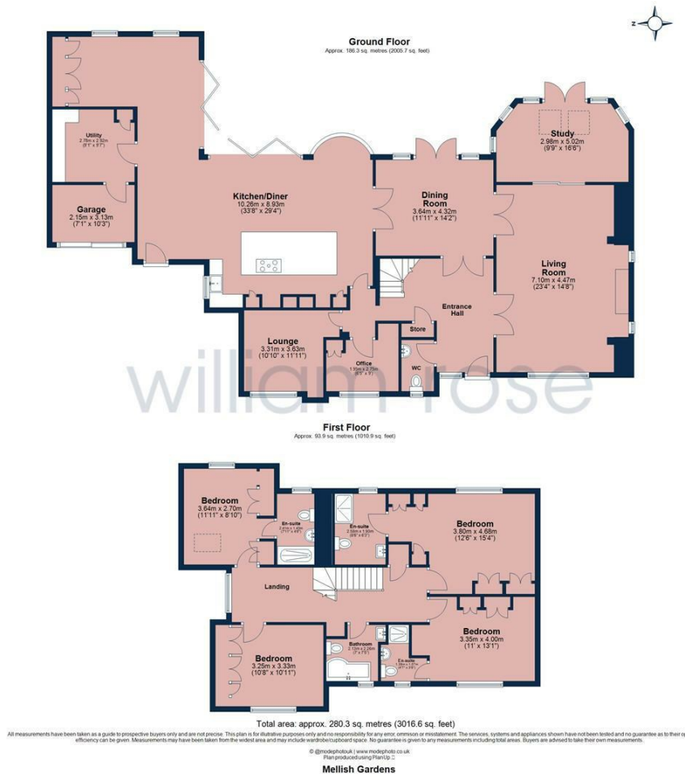
Viewings

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

EPC Rating

A













4 Mellish Gardens, Woodford Green, IG8 0BH

Offers In Excess Of £1,700,000

- Four bedroom detached house
- Exclusive Harts Grove
- Four reception rooms
- Large modern kitchen/diner
- Utility room/Study/Snug
- Wide plot
- Large carriage driveway
- Four bathrooms
- Air-conditioning, control media system
- EV charger & Solar Panels, CCTV

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

4 Mellish Gardens, Woodford Green IG8 0BH

Nestled within the prestigious and highly sought-after Harts Grove development, this substantial four bedroom detached residence offers over 3,000 sq ft of beautifully appointed accommodation, perfectly suited to modern family living. Occupying a generous plot in one of Woodford Green's most desirable private developments, the property combines exceptional living space with high-quality finishes throughout, complemented by extensive off-street parking, air conditioning and a wealth of versatile reception space.

4 | 4 | 4 | A | Council Tax Band: H







Entering through the front door, you are welcomed by a spacious entrance hall which provides access to the principal ground floor accommodation. To the front of the property is an impressive living room, while a separate dining room offers the perfect setting for formal entertaining. A study provides an ideal work-from-home environment, complemented by a further office and an additional lounge/snug. The heart of the home is the stunning open-plan kitchen/diner, featuring a large central island and extensive living and entertaining space, with two sets of bi-folding doors providing seamless access to the rear garden, creating an ideal indoor-outdoor lifestyle. Adjoining the kitchen is a utility room and internal access to the garage, while a guest WC and useful storage complete the ground floor. The first floor comprises four well-proportioned double bedrooms, with three benefiting from en-suite facilities, while the remaining bedroom is served by a contemporary family bathroom. Externally, the property enjoys a generous rear garden, extensive driveway parking for up to ten vehicles, an EV charging point, solar panels, air conditioning and an integral garage, creating an ideal home for modern family lifestyles. The property is presented in excellent condition throughout and has been meticulously maintained by the current owners. Offering spacious and well-appointed accommodation, the home benefits from a range of premium features, including a Control4 smart home and media system throughout, integrated CCTV, and high-quality finishes, making it ideal for modern family living.

Mellish Gardens forms part of the exclusive Harts Grove development, a highly regarded residential enclave in Woodford Green known for its attractive homes, mature surroundings and strong sense of community. The location offers convenient access to Woodford Central Line Station, providing direct links into the City, Canary Wharf and the West End, while motorists benefit from easy connections to the M11, A406 and M25. The area is renowned for its excellent selection of state and independent schools, making it particularly popular with families. Residents enjoy close proximity to Woodford Broadway and nearby South Woodford, both offering an excellent range of shops, cafés, restaurants and everyday amenities. For leisure and recreation, Epping Forest, Claybury Park and Roding Valley Park provide acres of open green space, woodland walks and sporting facilities, all within easy reach of the property.

Property Information / Disclaimer

FREEHOLD

Council Tax Band: Redbridge
EPC rating: A

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.