



23





# Greenstead Gardens, Woodford Green

Price Guide £700,000

Tenure : Freehold

Floor Area : 997.90 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £700,000 – £725,000

Launch Day SATURDAY 23rd MAY BY APPOINTMENT ONLY

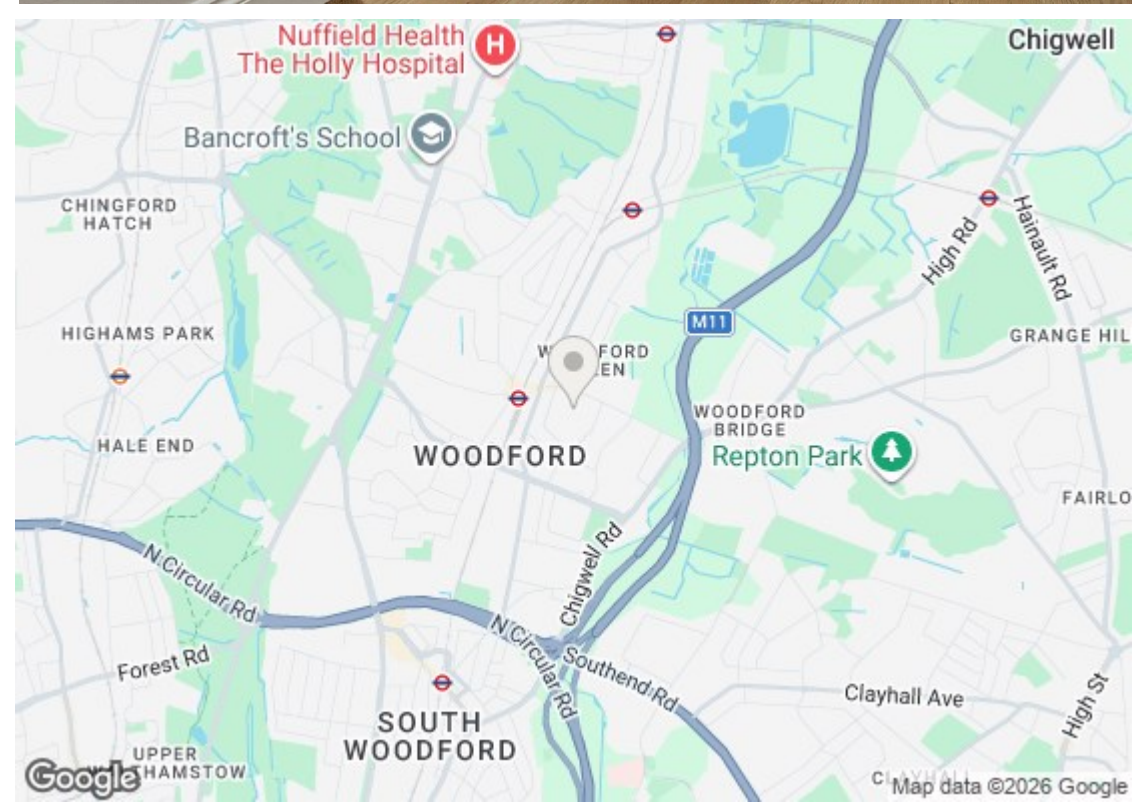
A beautifully presented, chain-free mock Tudor home located in a sought-after turning in Woodford Green which gives the feel of a cul-de-sac. This stylish property uses its layout efficiently to balance luxury living and everyday practical living. It features a bright bay-fronted living room overlooking a central green. The living room is separated from the kitchen by French doors giving the option to have a cosy living room space or an open plan layout that flows to the kitchen/diner and garden. The extended kitchen/diner with views of the garden forms the heart of the home and was renovated recently to a high standard for contemporary living with quartz countertops, pull-out drawers, modern appliances, and space for an American-style fridge freezer. The peninsula kitchen island is perfect as a breakfast bar or for entertaining guests. The kitchen/diner has two skylights and bi-fold doors that open onto the beautifully landscaped south-facing garden which merges indoor and outdoor living seamlessly. The kitchen/diner layout offers a lot of flexibility. It is currently arranged so that the dining table, piano and yoga mat fit comfortably whilst all facing the cottage-style garden. The ground floor layout also benefits from a contemporary bathroom and utility area. The utility area fits a washer and dryer, and is equipped with wall mounted drying racks keeping laundry out of sight.

Upstairs offers three well-proportioned bedrooms with built-in cabinets that have plenty of storage, and a modern family bathroom. There is potential to convert the loft.

Externally, the home continues to impress. The south-facing garden includes a patio and lawn with planted borders that has evergreen plants and an irrigation system for easy maintenance. The English-cottage / Mediterranean style garden creates a private and tranquil outdoor setting. The rear of the garden has been set up for a potential garden office with the base, electricity and network supply already installed. To the front, there are attractive views of the central green and off-street parking for 1–2 cars. Transport links are exceptional, with Woodford Underground station within 7-9 minutes walk, providing direct access to the Central Line and swift connections into the City, Canary Wharf and the West End. Road users benefit from convenient access to the A406, A12 and M11, allowing straightforward travel across London and beyond.

Greenstead Gardens is a popular residential road in Woodford Green, known for its family-friendly atmosphere and excellent local amenities. The area is particularly sought after for its selection of highly regarded 'Outstanding' rated schools, including Woodbridge High School, while nearby Ray Lodge Park offers scenic walking routes and recreational facilities. Woodford Green High Road is also within easy reach, providing a variety of cafés, restaurants, supermarkets, and independent shops, making this a highly convenient and desirable place to call home.







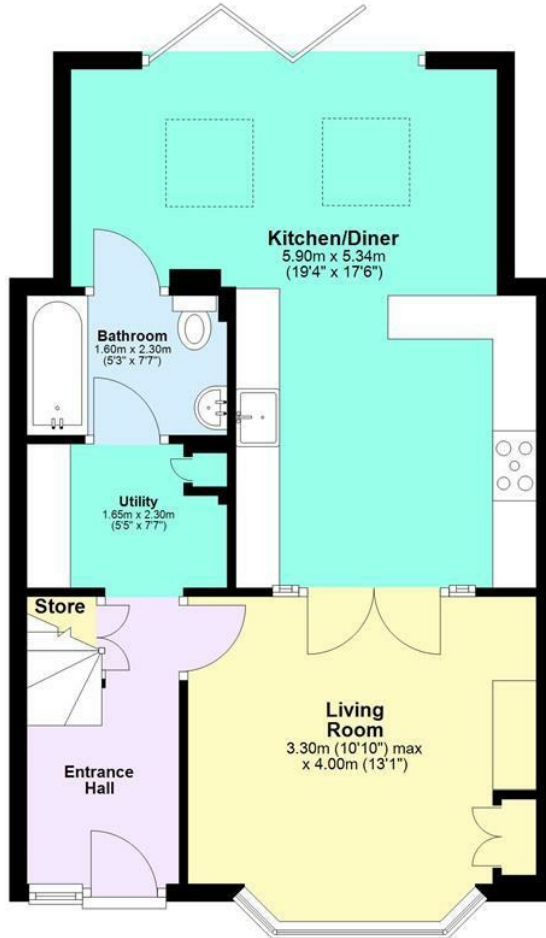
- VIEWINGS COMMENCING SATURDAY THE 23RD OF MAY BY APPOINTMENT ONLY
- Three Bedrooms
- BI-Fold Doors & Sky Lights
- Two Bathrooms With Utility Area
- Chain Free
- Guide Price £700,000–£725,000
- Stunning Extended Kitchen Diner
- South Facing Rear Garden And Views Over The Green To The Front
- Off Street Parking For Two Cars
- 7-9 Minute Walk to Woodford Underground Station

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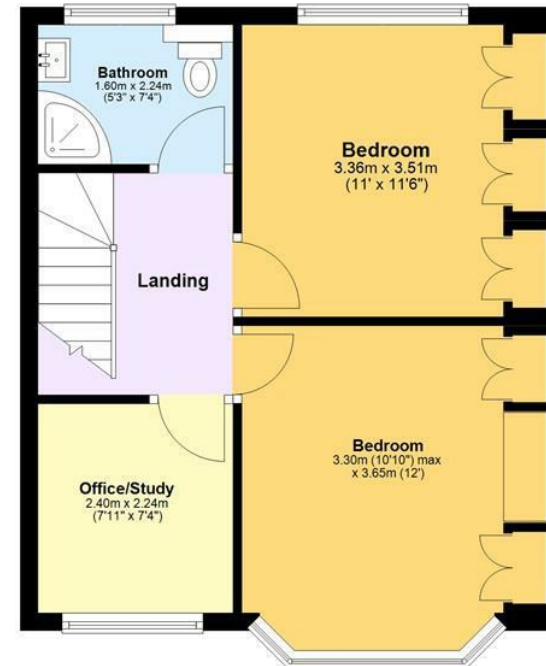
## Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 92.7 sq. metres (997.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Email [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)

To view call **0208 530 3333**

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