

Total area: approx. 147.9 sq. metres (1592.0 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.
 Grosvenor Gardens



Council: Redbridge | Council Tax Band: E | Floor Area: 1592.00 sq ft



Grosvenor Gardens, Woodford Green, IG8 0AR
 Guide Price £875,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 3

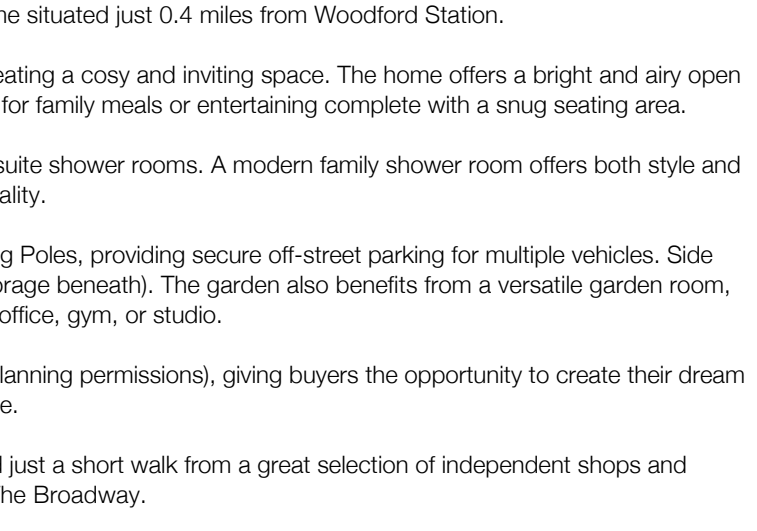
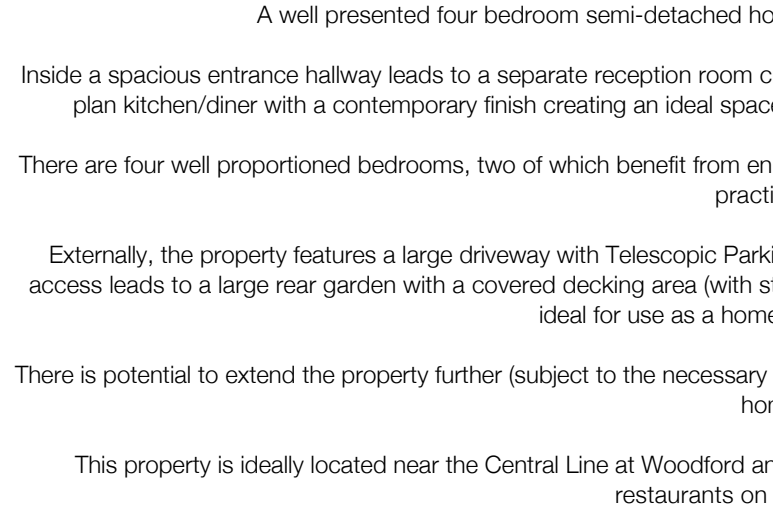
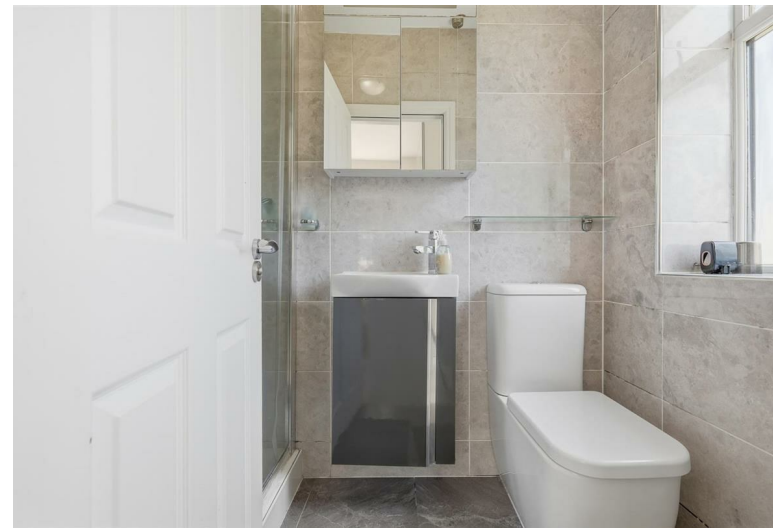
Energy Efficiency Rating	
Current	Potential
71	82

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (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



Request a Viewing: 0208 530 3333 Email: southwoodford@wearechurchills.co.uk



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.

