

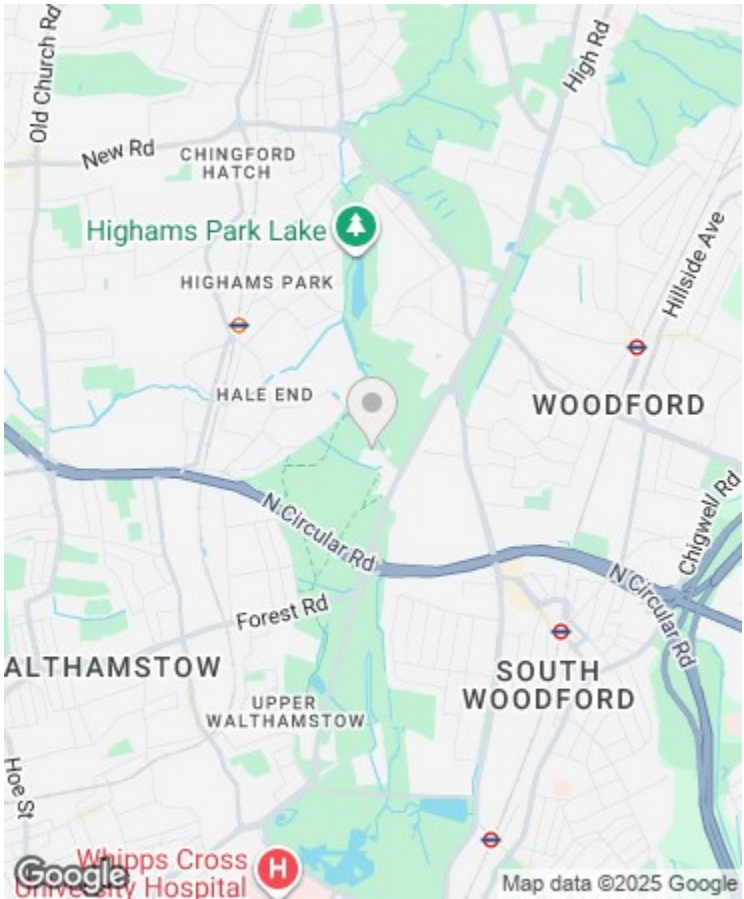
Directions

Viewings

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

EPC Rating

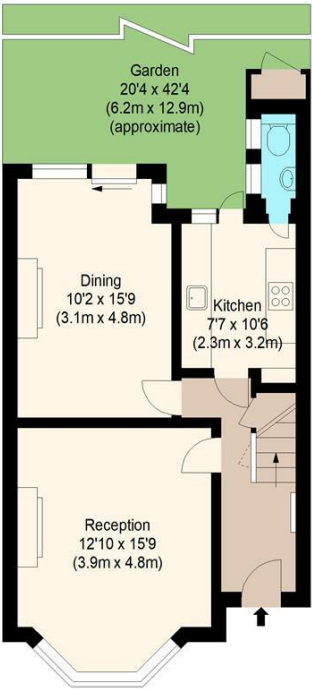
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



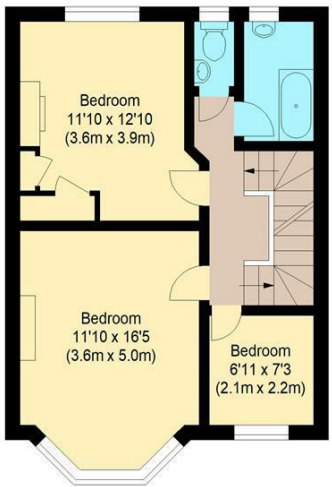
14 Gascoigne Gardens, Woodford green, Woodford Green, IG8 9NT

Offers In Excess Of £775,000

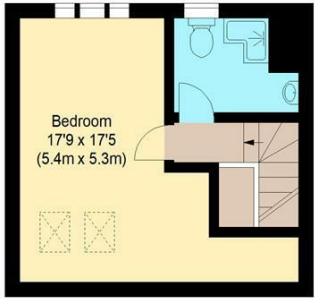
- Four-bedroom mid-terrace family home
- Peaceful setting opposite Epping Forest
- Separate dining room and modern kitchen
- Outstanding schools close by
- Close to both South Woodford Tube & Highams Park over ground
- Sought-after location in Woodford Green
- Bright bay-fronted reception room
- Spacious loft bedroom with shower room
- Driveway for two cars and non-restricted on street parking
- Ideal family home with space and scope in a prime IG8 location



Ground Floor



First Floor



Second Floor

william rose
Gascoigne Gardens, IG8

Approximate Gross Internal Floor Area : 130.71 sq m / 1407 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/10/2025

14 Gascoigne Gardens, Woodford Green IG8 9NT

This four-bedroom mid-terrace home on Gascoigne Gardens combines space, comfort, and convenience in a peaceful Woodford Green setting. It features a bay-fronted reception room, dining area with modern kitchen, rear garden, three bedrooms plus a loft-converted principal bedroom with ensuite, and a driveway for two cars. Close to Epping Forest, excellent local schools, shops, and train Stations, it's an ideal family home.

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Council Tax Band: E



Set on a peaceful tree-lined road surrounded by greenery, this well-presented four-bedroom mid-terrace home on Gascoigne Gardens offers the perfect balance of space, comfort, and convenience in one of Woodford Green's most desirable settings.

The property opens with a welcoming hallway leading to a bright bay-fronted reception room, ideal for family relaxation or entertaining. To the rear, a generous dining room flows into a modern kitchen, opening out onto a beautifully kept rear garden — a wonderful space for outdoor dining or enjoying the peaceful forest backdrop.

The first-floor features three bedrooms, including two spacious doubles and a single room that would make an ideal nursery or home office, along with a stylish family bathroom. The top floor boasts a superb loft conversion, providing a large principal bedroom with its own shower room — a perfect private retreat.

To the front, the property benefits from a driveway providing parking for two cars, adding both convenience and practicality.

Gascoigne Gardens enjoys a fantastic forest-side location, just moments from Epping Forest, offering beautiful walking routes and a tranquil, natural setting. Despite the peaceful surroundings, the home is conveniently close to South Woodford Station (Central Line) & Highams Park (Weaver Line) for swift access to the City and West End. The area also benefits from excellent local schools, including Oak hill (Ofsted outstanding) and Woodbridge High, as well as a great mix of cafés, shops, and restaurants in nearby Woodford Green and South Woodford.

This is an ideal property for families seeking a spacious and versatile home in a prime Woodford Green location — combining suburban calm, forest views, and great transport connections.