

Directions

Viewings

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

EPC Rating

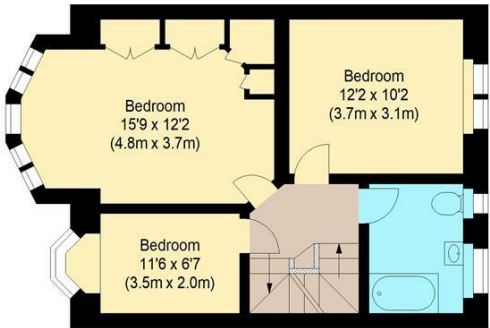
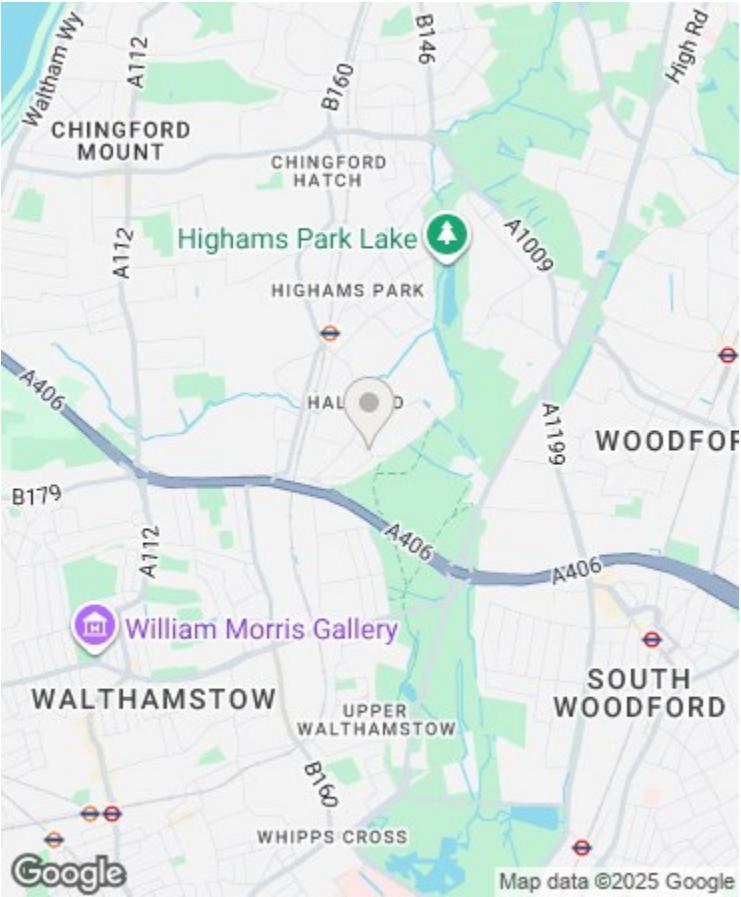
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



33 Oak Hill Close, Woodford Green, IG8 9PH

Guide Price £825,000

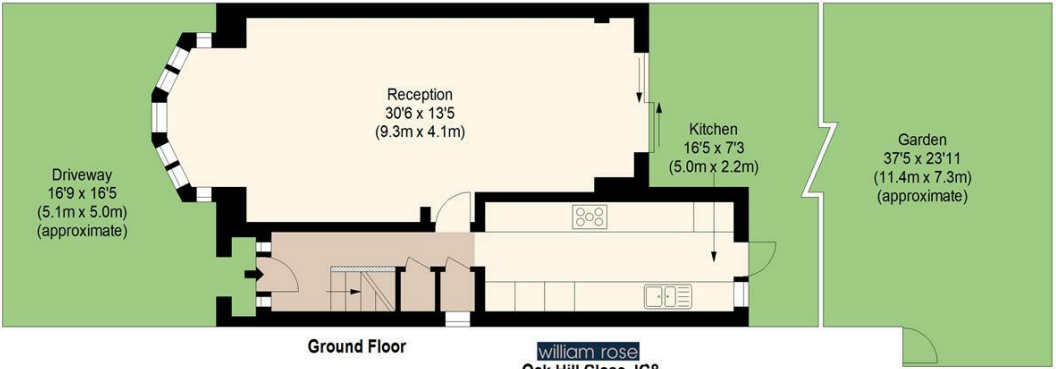
- Extended 1930s semi-detached family home
- Bright bay-fronted reception room
- Stylish family bathroom and en-suite shower room
- Sought-after Woodford Green location
- Excellent choice of nearby schools
- Four bedrooms including loft-conversion master suite
- Modern kitchen with garden access
- Off-street driveway parking
- Close to Epping Forest and local amenities
- Rear garden with side access



First Floor



Second Floor



Ground Floor

william rose
Oak Hill Close, IG8

Approximate Gross Internal Floor Area : 129.20 sq m / 1391 sq ft
Eaves Storage : 11.41 sq m / 123 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: 14/8/2025

33 Oak Hill Close, Woodford Green IG8 9PH

A beautifully presented four-bedroom 1930s semi-detached home on a peaceful close in Woodford Green. Offering spacious living across three floors, including a stunning loft-conversion master suite, a bright bay-fronted reception, and a modern kitchen opening to a landscaped garden. Perfectly positioned for green spaces, excellent schools, and a welcoming community atmosphere.

 4

 2

 2



Council Tax Band: D



Tucked away in the peaceful setting of Oak Hill Close, this beautifully presented 1930s-style semi-detached home offers a perfect blend of period character and modern convenience. The property has been thoughtfully extended and updated over the years, creating a spacious and versatile layout that works perfectly for family living. From its elegant façade to the warm and inviting interiors, every detail has been considered to provide both style and comfort.

The ground floor welcomes you with a bright entrance hallway, leading into a generous bay-fronted reception room. This is a space that feels instantly homely – ideal for relaxed family evenings or entertaining friends. To the rear, the contemporary kitchen is the heart of the home, offering plenty of workspace and a seamless connection to the garden through French doors, making it perfect for indoor-outdoor living during the warmer months.

Upstairs, the first floor offers three well-proportioned bedrooms, including two doubles and a single, along with a stylish family bathroom. The second floor has been transformed into a stunning principal suite, complete with an en-suite shower room and useful eaves storage. This private retreat enjoys a sense of light and space, creating the perfect sanctuary at the top of the house.

Outside, the landscaped rear garden offers a wonderful space for children to play, summer barbecues, or simply unwinding in the fresh air. To the front, a driveway provides convenient off-street parking.

Oak Hill Close enjoys a sought-after position in Woodford Green, an area known for its leafy streets, strong community spirit, and excellent local amenities. Just moments away are the open green spaces of Epping Forest, offering endless opportunities for walking, cycling, and outdoor activities. Families are also well-served by a choice of highly regarded schools, making this a home that not only delivers in terms of space and style but also in its exceptional location.