

Directions

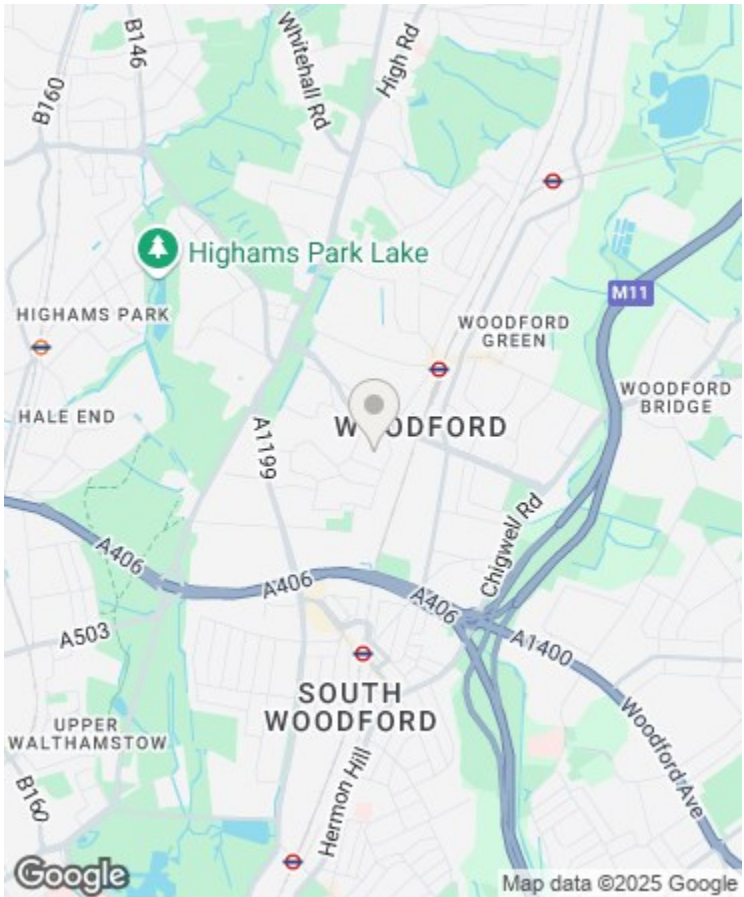
Viewings

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

EPC Rating

D

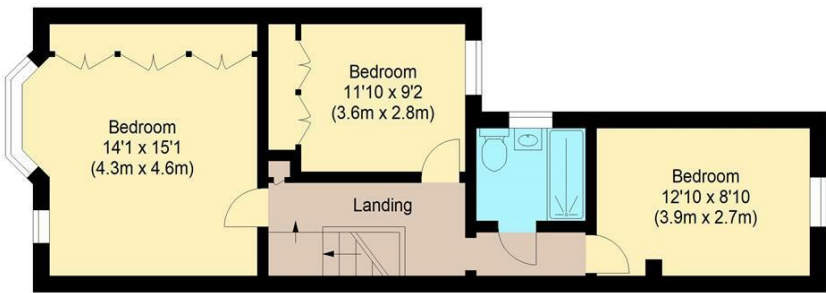
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



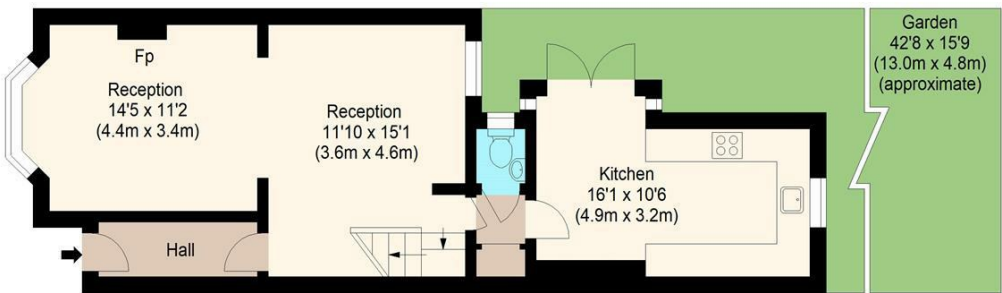
34 Ingatestone Road, Woodford Green, IG8 9AL

Offers Over £750,000

- Three-bedroom terraced period home
- Separate dining room and large fitted kitchen
- Two bedrooms with fitted wardrobes for ample storage
- Original features including wooden floorboards and high ceilings
- Close proximity to Woodford Green and Epping Forest
- Spacious reception room with log-burning fireplace
- Modern family bathroom
- Well-maintained 80ft rear garden
- Potential to extend (subject to planning permission)
- Excellent transport links with Woodford Underground Station nearby



First Floor



william rose  
Ingatestone Road, IG8

Approximate Gross Internal Floor Area : 113.99 sq m / 1227 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: 17/2/2025

# 34 Ingatestone Road, Woodford Green IG8 9AL

Situated on the sought-after Ingatestone Road in the heart of Woodford Green, this charming three-bedroom terraced period home offers a perfect blend of character and potential. Ingatestone Road is a popular residential street, lined with well-maintained homes, and is ideally located for access to local amenities, public transport, and green spaces. Woodford Green itself is a tranquil yet well-connected area, with the picturesque Epping Forest close by, providing residents with plenty of outdoor leisure options. The vibrant High Street offers a range of shops, cafes, and restaurants, while both Woodford Underground Station (Central Line) and the nearby M11 provide convenient access to central London.

 3

 1

 2

 D

Council Tax Band: E



As you enter the property, you are welcomed by a spacious entrance hallway, leading to a cosy reception room with a charming log-burning fireplace—perfect for those colder months. The dining room provides an inviting space for family gatherings and entertaining, while the large fitted kitchen offers ample storage and access to the well-maintained rear garden. A convenient downstairs cloakroom completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms, two of which feature fitted wardrobes for practical storage. A modern family bathroom serves the upper floor. This home also retains many original period features, including wooden floorboards and high ceilings, adding to its appeal. The rear garden extends to approximately 40ft, offering a peaceful retreat. With the potential for further expansion, there is scope to extend at the rear or convert the loft space (subject to obtaining planning permission), following the precedents already set by neighbouring properties.

Grosvenor Gardens is a well-established and desirable area located within close proximity to Woodford Green, offering a mix of period homes and modern properties. The area benefits from a range of local amenities, including a selection of reputable schools, shops, and recreational spaces. For those who enjoy the outdoors, nearby parks and green spaces, including the vast Epping Forest, provide plenty of opportunities for walking, cycling, and outdoor activities. The area is also known for its excellent transport links, with Woodford Underground Station just a short distance away, providing easy access to the City and beyond. With its blend of suburban charm and urban convenience, Grosvenor Gardens offers an ideal setting for families, professionals, and those looking for a peaceful community with easy access to London.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: D  
Council Tax Band: E (Redbridge)

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.