

## Directions

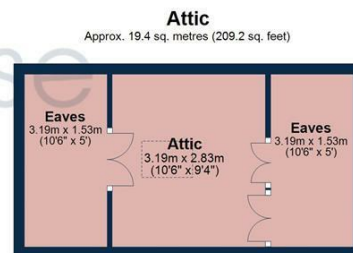
## Viewings

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) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 76.5 sq. metres (823.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Elm Grove

14 Elm Grove, Woodford Green, IG8 0UW

Guide Price £550,000

- \*Guide Price £550,000 - £600,000\*
- Terraced
- Spacious lounge/diner
- Two bedrooms
- South-facing rear garden

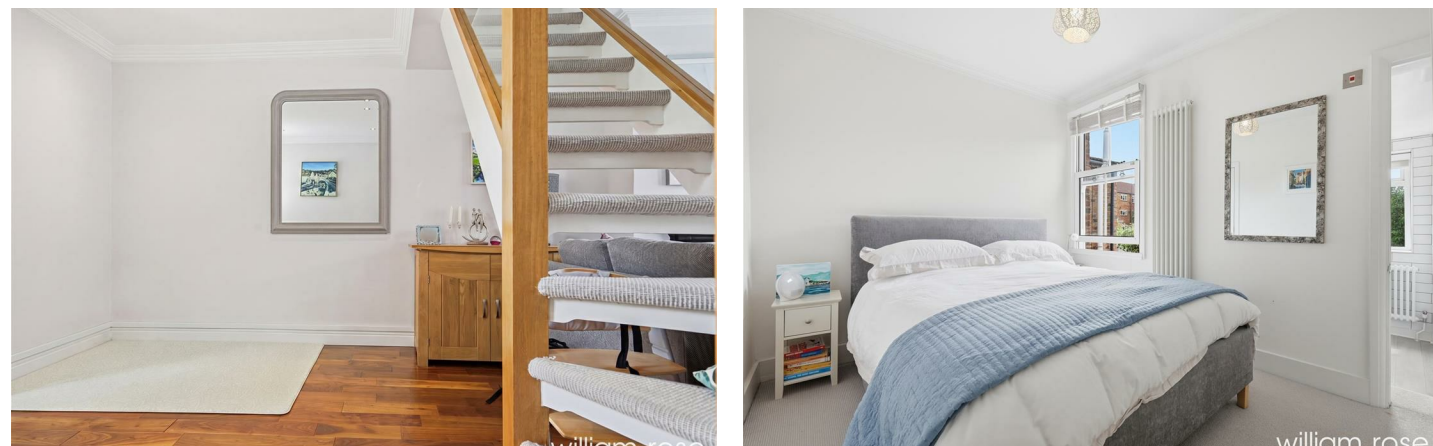
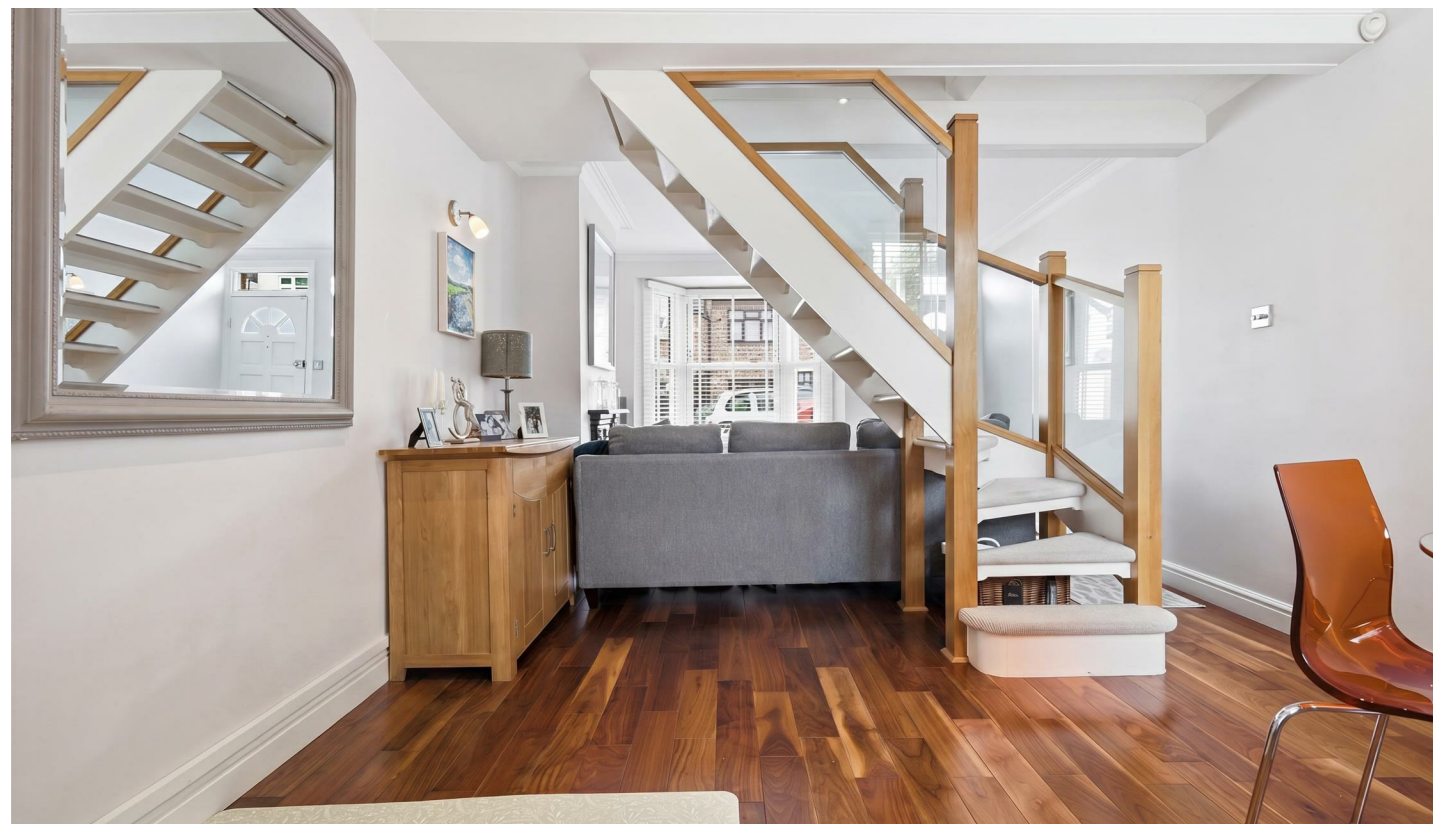
- Two bedrooms
- Victorian
- Modern fitted kitchen
- Usable loft area
- Double glazed sash windows

## 14 Elm Grove, Woodford Green IG8 0UW

\*Guide Price £550,000 - £600,000\* Situated on the ever-popular Elm Grove in the heart of Woodford Green, this immaculately presented two-bedroom Victorian terraced home offers a wonderful blend of period charm and modern-day living. Beautifully maintained throughout, the property is perfectly suited to first-time buyers, young families or those seeking a turnkey home within easy reach of local amenities. Woodford High Road is just a short distance away, providing an excellent selection of shops, cafés, restaurants and everyday conveniences, while highly regarded local schools and an abundance of green open spaces further enhance the appeal of this sought-after location.



Council Tax Band: D



As you enter the property you are welcomed by a bright and spacious through living room with a striking glass staircase, providing ample space for both relaxing and dining. To the rear, the fitted kitchen overlooks and leads directly onto the low-maintenance rear garden, creating an ideal space for entertaining and outdoor enjoyment. The first floor comprises two well-proportioned double bedrooms, both benefiting from their own en-suite facilities, together with useful storage space off the landing. A loft is a useable area occupying the upper level, offering valuable additional space for a variety of uses and is accessible via a fixed ladder. Further benefits include double glazed sash windows throughout and a south-facing rear garden that has been designed for ease of maintenance, making it perfect for those seeking outdoor space without the upkeep.

Elm Grove enjoys an enviable position within Woodford Green, one of East London's most desirable suburban locations. The area is renowned for its excellent schooling options, attractive residential streets and strong sense of community. Residents benefit from convenient access to Woodford High Road, where a wide range of independent boutiques, cafés, restaurants and supermarkets can be found. For commuters, Woodford Underground Station (Central Line) provides direct links into the City and West End, while nearby road connections offer easy access to the A406, M11 and beyond. Nature lovers and outdoor enthusiasts are well catered for with the expansive green spaces of Highams Park, Epping Forest and Woodford Golf Club all within easy reach, providing an abundance of leisure and recreational opportunities right on the doorstep.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: D (Waltham Forest)

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.