

Directions

Viewings

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

EPC Rating

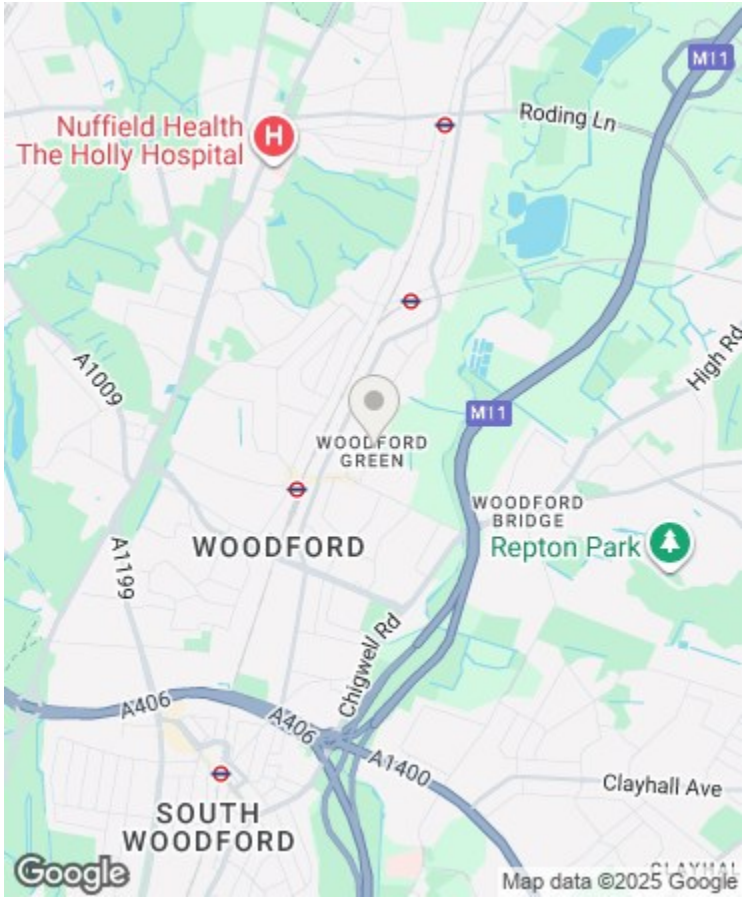
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



44 West Grove, Woodford Green, IG8 7NR

Offers In Excess Of £650,000

- 3 bedroom house
- Close to Station
- Side access
- Large rear garden
- Utility room
- Stunning rear extension
- Off street parking
- Luxury island kitchen diner
- Decked area
- Full of features



Ground Floor

First Floor

william rose
West Grove

Approximate Gross Internal Floor Area : 105.70 sq m / 1137.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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This immaculately presented three bedroom extended semi detached home is the perfect property for a family looking to be within a short walk from a wealth of well-regarded schooling options, local amenities and with easy access into London via the central line. Finished to a high standard.

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Council Tax Band: E



Located on popular West Grove is this stunning three bedroom extended semi-detached family home that has been maintained to a high standard by its current owners. The property is situated within walking distance of the central line, local amenities on the high road and a number of well regarded schooling options.

As you enter the property you will be greeted by an entrance hallway, separate reception room with feature fireplace. The property flows to a luxury fitted island kitchen with dining and seating area. The lounge area of the extension is a true show stopper which brings in full of light. The finish is to a high specification with many sky lights and bi-folding doors to a decked area, which really brings the outside in. The ground floor further benefits from a good size utility room and W.C. The first floor of the property offers three well-proportioned bedrooms and a modern family bathroom. Externally the property boasts a large rear garden which extends to approximately 72ft, off-street parking to the front in the form of a driveway and side access.

West Grove is a sought after location which is perfect for commuters who travel into London via the Central Line. Woodford station is only a few minutes' walk and goes directly into Liverpool Street and the West End stations. Also close by are shops on Snakes Lane and other local amenities. Ray Lodge Park is a short walk which is a beautiful park for the whole family to enjoy, offers playing areas and tennis courts. Ray Lodge Primary School (Ofsted rated outstanding) are also within close proximity as well as many offer popular schools

Redbridge Council Band E
EPC band - tbc

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.