

## Directions

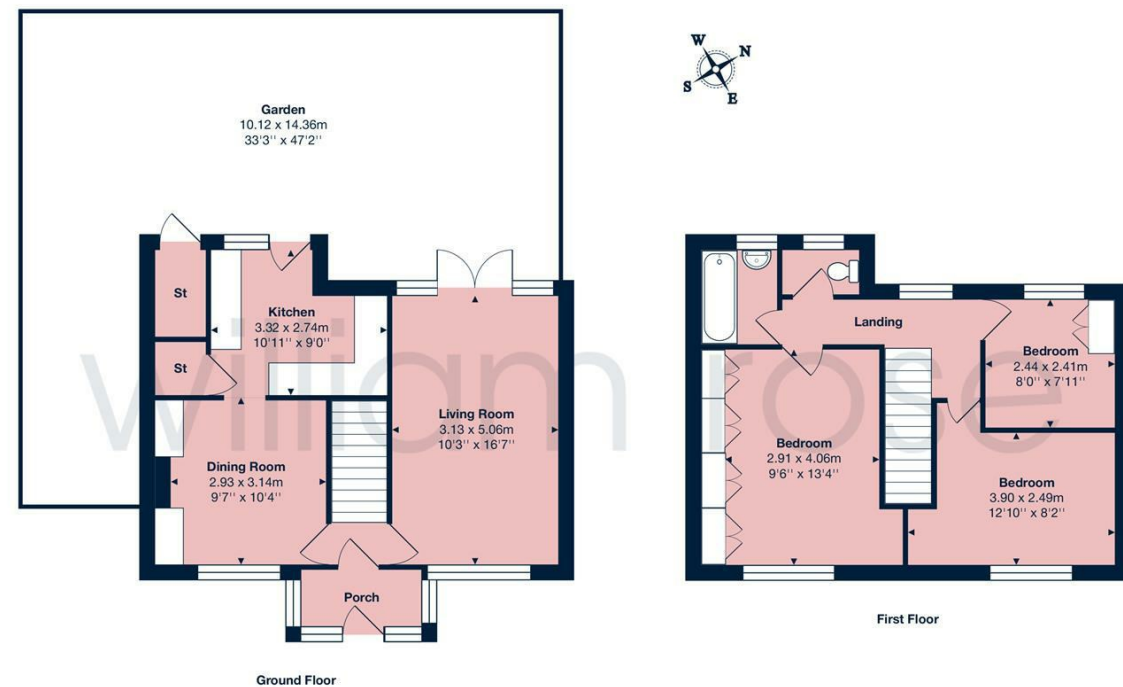
## Viewings

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			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(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. 85.6 m<sup>2</sup> ... 922 ft<sup>2</sup> (excluding garden)  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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7 Theydon Grove, Woodford Green, IG8 7HQ

Asking Price £650,000

- Three bedrooms
- Large driveway
- Spacious living room
- Dining room
- Close to Woodford station
- Semi-detached
- Pot. to extend to side (STPP)
- Bathroom & Separate WC
- Fitted kitchen
- Walking distance to amenities

## 7 Theydon Grove, Woodford Green IG8 7HQ

Set on the ever-popular Theydon Grove in Woodford Green, this well-proportioned three bedroom semi-detached home offers an excellent opportunity for families and buyers looking to add value. Ideally positioned within a short stroll of Woodford Station, highly regarded local schools and everyday amenities, the property also benefits from a generous plot with clear potential to extend to the side (subject to planning permission), making it a superb long-term investment.



Council Tax Band: D



Upon entering, you are welcomed via a porch into a central hallway with stairs rising to the first floor. To the front sits a bright and spacious living room measuring over 16ft in length, offering an ideal setting for both relaxing and entertaining. To the rear, the dining room provides a more formal space with pleasant views over the garden and easy access to the adjoining kitchen. The kitchen itself is neatly arranged with a range of units and direct access out to the garden, while two handy storage cupboards complete the ground floor layout. Upstairs, the first floor comprises three bedrooms, including a generous principal bedroom to the front, a well-sized second bedroom overlooking the rear, and a third bedroom ideal as a child's room or home office. A family bathroom and separate WC are accessed from the landing, ensuring practicality for busy households. Externally, the property enjoys a substantial rear garden extending over 47ft, mainly laid to lawn and offering excellent potential for landscaping or extension. The side access further enhances the scope for development (STPP).

Theydon Grove is a residential turning in the heart of Woodford Green, known for its strong community feel and excellent connectivity. Woodford Station (Central Line) is just a short walk away, providing swift access into Central London, making it ideal for commuters. The area is also renowned for its outstanding selection of both state and independent schools, along with nearby green spaces such as Epping Forest, offering a perfect balance of town and country living. Local shops, cafés, and amenities are all within easy reach, contributing to the area's continued popularity with families and professionals alike.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: D

Council Tax Band: D (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.