

Directions

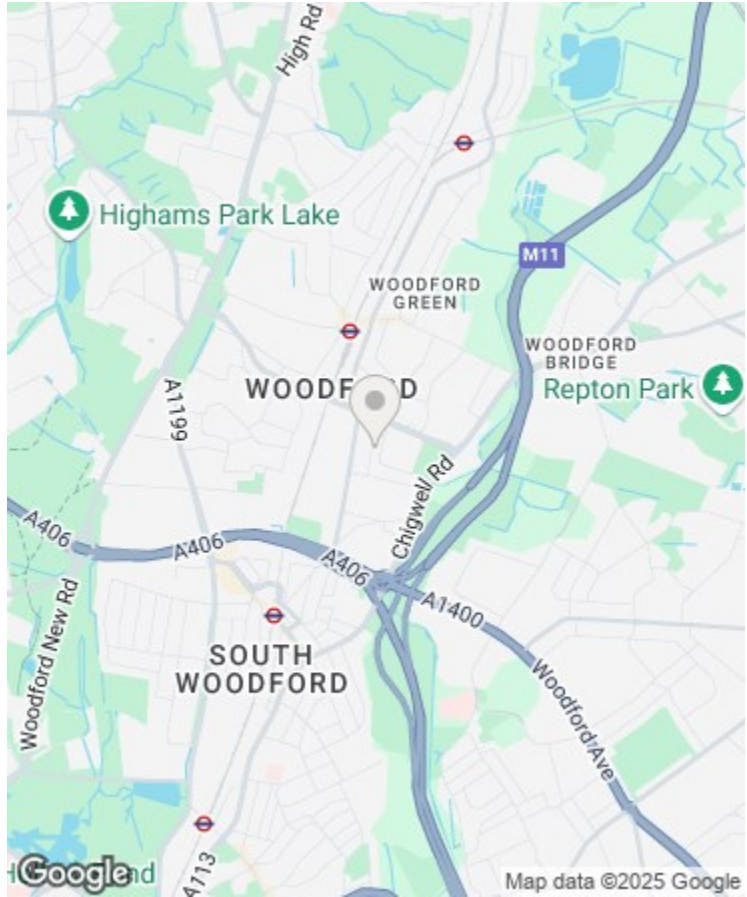
Viewings

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		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



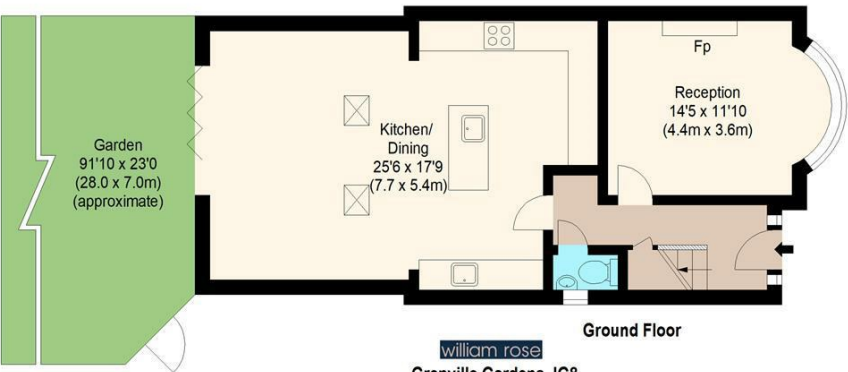
47 Grenville Gardens, Woodford Green, IG8 7AE

Offers Over £700,000

- Charming 1930s semi-detached home
- Spacious open-plan kitchen/dining area
- Elegant reception room with bay window and a wood-burning fireplace
- Short walk to Woodbridge School (Ofsted Outstanding) and local amenities
- Loft extension potential (STPP) for an additional bedroom & en-suite
- Three well-proportioned bedrooms
- Bi-folding doors leading to a stunning 90ft garden
- Modern downstairs WC and stylish family bathroom
- 0.6 miles to Woodford Central Line Station for easy access to the City
- Highly sought-after location on Grenville Road, Woodford Green



First Floor



Ground Floor

Grenville Gardens, IG8

Approximate Gross Internal Floor Area : 105.16 sq m / 1132 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.

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Date: 31/3/2025



# 47 Grenville Gardens, Woodford Green IG8 7AE

Located on the highly sought-after Grenville Road in Woodford Green, this beautifully maintained three-bedroom semi-detached home offers an excellent balance of character, space, and modern living. The current owners have thoughtfully extended the property to the rear, creating a spacious and versatile living area. Ideally positioned just a short walk from the highly acclaimed Woodbridge School (rated 'Ofsted Outstanding') and only 0.6 miles from Woodford Central Line Station, this home is perfect for families and commuters alike.

3

1

2

D

Council Tax Band: D



Stepping through the front door, you are welcomed by a bright and airy hallway leading to a generous reception room, which showcases the home's charming 1930s character, including a beautiful bay window and a wood-burning fireplace. Moving further in, a modern downstairs WC is conveniently positioned before reaching the stunning open-plan kitchen and dining area. Thoughtfully extended, this space boasts a stylish fitted kitchen with ample storage and workspace, seamlessly flowing into a spacious dining and entertaining area. Bi-folding doors flood the room with natural light and open directly onto the impressive 90ft garden, creating the perfect setting for indoor-outdoor living. The garden itself offers a private retreat, ideal for relaxation and alfresco dining. Additionally, the property holds further potential to extend into the loft (subject to planning permission), allowing for the creation of an additional bedroom and en-suite + off-street parking in the form of a driveway to the front of the property.

Grenville Road is one of Woodford Green's most desirable locations, known for its peaceful residential setting while remaining incredibly well-connected. Families are drawn to the area for its outstanding schools, including Woodbridge School and Bancroft's School, while commuters benefit from the convenience of Woodford Central Line Station, providing swift access into the City and West End. The vibrant high street offers an array of independent cafés, restaurants, and essential amenities, while nearby green spaces such as Epping Forest and Ray Lodge Park provide the perfect escape for weekend walks and outdoor activities. With its fantastic location, rich character, and further potential, this stunning home is a must-see.

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.