

## Directions

## Viewings

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

## EPC Rating

D

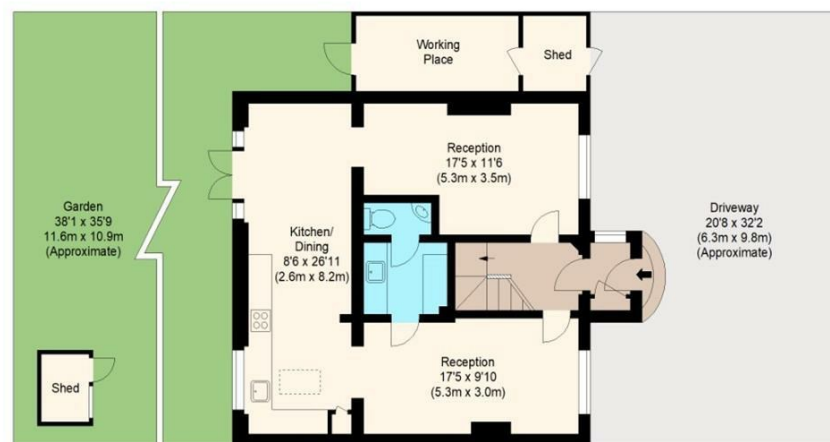
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



17 Theydon Grove, Woodford Green, IG8 7HQ

Offers Over £800,000

- \*SOLD BY WILLIAM ROSE\*
- Spacious front reception with working fireplace
- Second reception room
- En-suite to Master bedroom
- Short walk to Woodford Station
- Four Bedrooms
- Modern open-plan kitchen/dining area
- Walk-through utility room to downstairs wc
- Off-street parking for multiple vehicles
- Excellent local schooling & amenities nearby



Ground Floor



First Floor

william rose  
Theydon Grove, G8

Approximate Gross Internal Floor Area : 129.87 sq m / 1398 sq ft  
Shed : 5.11 sq m/ 55 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 ft.

ipaplus.com

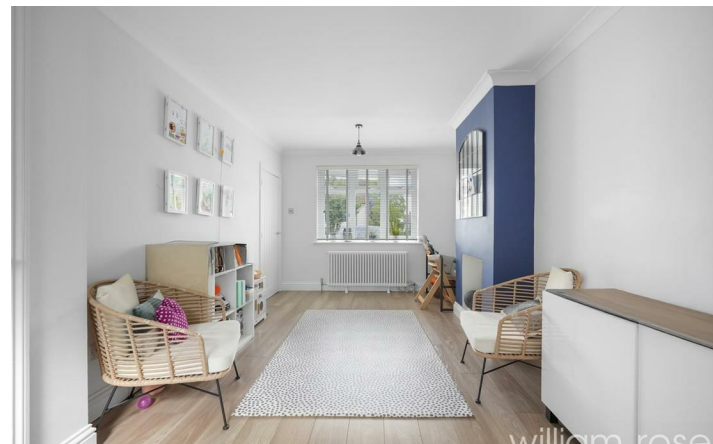
Date: 5/6/2025

## 17 Theydon Grove, Woodford Green IG8 7HQ

Located on the ever-popular Theydon Grove in Woodford Green is this beautifully extended 1930's style four-bedroom semi-detached family home. Set within a sought-after residential turning, this property is perfectly placed for those seeking a balance of suburban tranquillity with excellent connections into the city. Woodford Station (Central Line) is just a short walk away, offering swift services into Stratford, Liverpool Street, and beyond. The local amenities of Snakes Lane East are equally convenient, providing a range of shops, cafés, and restaurants for day-to-day essentials and weekend indulgences. Families will appreciate the close proximity to highly regarded schooling options, including Woodbridge High School and Ray Lodge Primary School, both known for their excellent reputations.



Council Tax Band: E



As you enter the property, you are welcomed by a bright entrance hallway which offers access to a generously sized reception room to the front of the house — an ideal space for relaxing or entertaining which further benefits from a log-burning fireplace. Continuing through, you'll find a modern open-plan kitchen/dining area fitted with contemporary units and integrated appliances, flowing seamlessly into a second reception room with walk-through utility and convenient ground floor WC. Upstairs, the property offers four well-appointed bedrooms, a family bathroom, and an additional shower room, providing flexible accommodation to suit a growing family. The garden itself offers a fantastic outdoor space, complete with a working place/home office and shed, as well as a further lawn area ideal for families. Notably, the property benefits from a private driveway to the front, offering off-street parking for three to four vehicles.

Theydon Grove is a peaceful and highly desirable residential road located in the heart of Woodford Green. It's a street known for its charming 1930's character properties and strong community feel. Residents benefit from easy access to Epping Forest's open green spaces for weekend walks and leisure activities, alongside the excellent transport links provided by the nearby Central Line station. The area offers a superb blend of independent boutiques, coffee shops, and well-regarded eateries along Snakes Lane East, as well as larger supermarkets and amenities a short drive away. With outstanding local schools, a family-friendly atmosphere, and a reputation as one of Woodford Green's premier roads, Theydon Grove continues to be a sought-after address for families and commuters alike.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: tbc

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.