

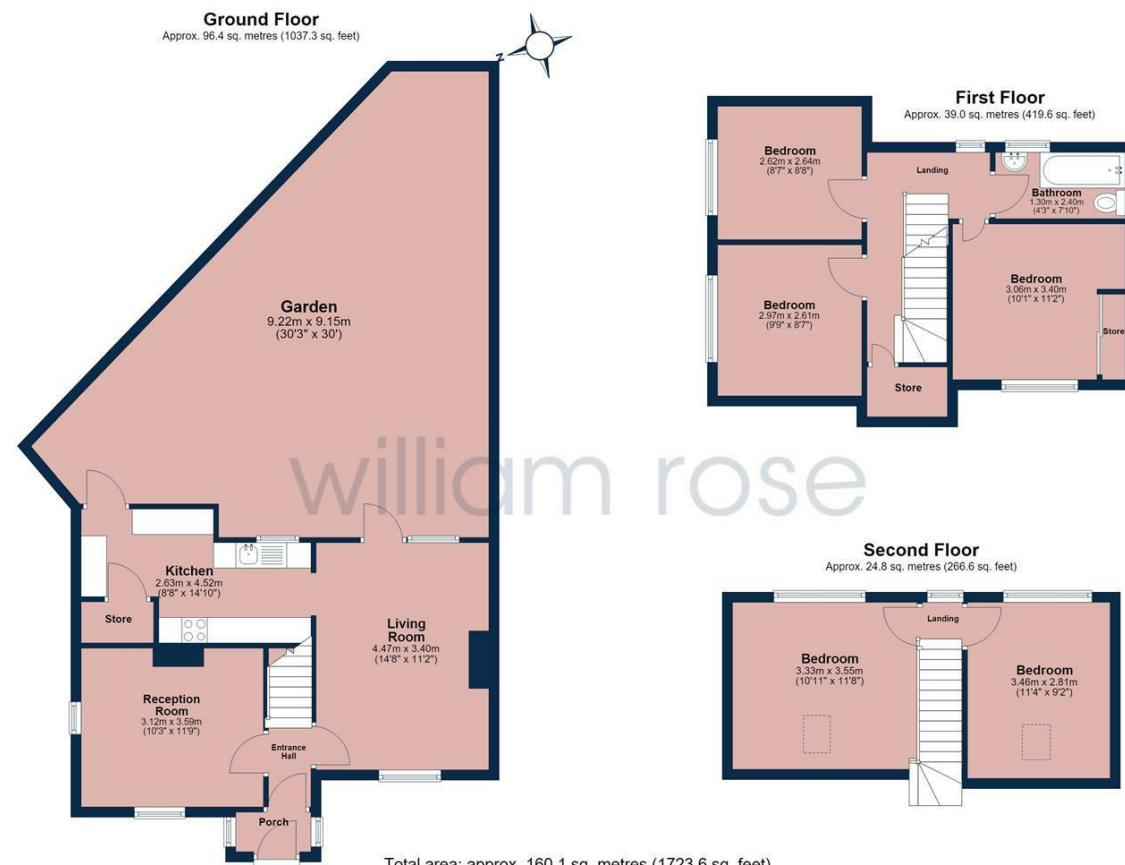
Directions

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	



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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Plan produced using PlanUp

Theydon Grove

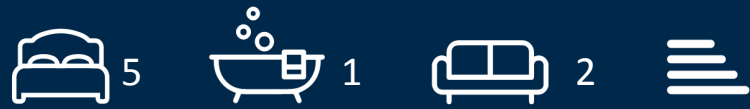
26 Theydon Grove, Woodford Green, IG8 7HH

Offers Over £750,000

- Five bedrooms
- Redbridge Ref #1001/25
- Two reception rooms
- Family bathroom
- Excellent potential to modernise and extend (STPP)
- Planning granted for 2 bed dwelling
- Wraparound garden
- Separate kitchen
- Arranged over three floors
- Popular residential location

26 Theydon Grove, Woodford Green IG8 7HH

Theydon Grove is situated in a popular residential area of Woodford Green, offering excellent access to local amenities, highly regarded schools, and convenient transport links. Nearby Woodford Central Line Station provides direct services into Stratford, Liverpool Street, and the West End, making it ideal for commuters. Residents can enjoy the open spaces of Epping Forest, as well as a variety of shops, cafés, restaurants, and supermarkets along Woodford Broadway and the surrounding areas. The location is particularly popular with families thanks to its strong sense of community and excellent educational options.



Council Tax Band: D



Occupying a generous corner plot and offering over 1,700 sq. ft. of accommodation, this substantial five-bedroom family home presents a rare opportunity for both families and developers alike. In addition to the existing accommodation, the property benefits from approved planning permission from Redbridge Council (Ref: 1001/25) for the construction of a separate two-bedroom dwelling, offering exciting development potential and future value.

The ground floor comprises a welcoming entrance hall, a bright reception room to the front, a spacious living room overlooking the garden, and a separate fitted kitchen with direct access outside. The property's standout feature is the impressive wraparound garden, providing an excellent space for entertaining, children's play areas, or potential future extensions (subject to the necessary consents).

The first floor offers three well-proportioned bedrooms, a family bathroom, and useful storage areas, whilst the second floor provides two further bedrooms, creating flexible accommodation for larger families, guest rooms, or home office space.

Positioned within a sought-after residential location, the property offers buyers an excellent opportunity to create a long-term family home whilst benefiting from generous outside space and well-balanced accommodation throughout.

Property Information / Disclaimer
FREEHOLD

EPC Rating: TBC
Council Tax Band: D

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.