



## Directions

## Viewings

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

## EPC Rating

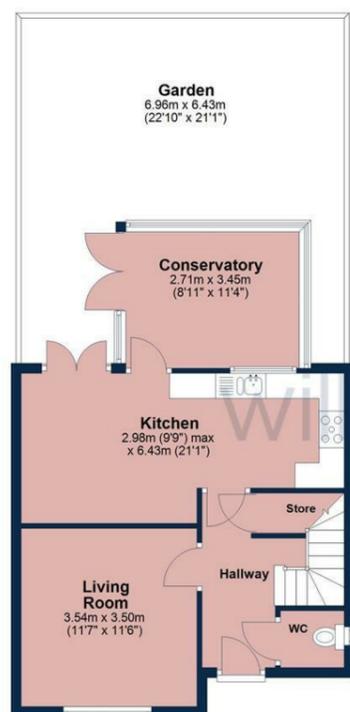
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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	



### Ground Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 92.8 sq. metres (998.8 sq. feet)

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.

Grange Close



## 11 Grange Close, Woodford Green, IG8 9JS

Price Guide £650,000

- Three-bedroom semi-detached
- Family Bathroom
- Bright living room and spacious kitchen
- Ground floor WC
- En-bloc garage
- Quiet and desirable cul-de-sac
- Within catchment for Woodford Preparatory School
- Large conservatory
- Private rear garden with gated side access
- Excellent transport links via Woodford Central Line station

# 11 Grange Close, Woodford Green IG8 9JS

Situated in a quiet and desirable cul-de-sac, this three-bedroom semi-detached home offers a fantastic opportunity for families seeking a property close to excellent schooling. Ideally located for highly regarded schools such as Woodford Prep and Woodford County High, this home also benefits from great transport links and nearby local amenities. Being offered chain free, it's ready for the next owners to make it their own.



Council Tax Band: E



Stepping through the front door, you enter a welcoming hallway with a convenient ground floor WC and useful store cupboard. To the front is a bright living room, while to the rear you'll find a generously sized kitchen leading into a spacious conservatory – perfect for dining or entertaining, with direct views over the garden. Upstairs there are three bedrooms, including two good-sized doubles, and a family bathroom. Outside, the property boasts a private rear garden with gated side access, an en-bloc garage for secure parking or storage, and further off-street parking options.

Grange Close is a peaceful residential location in Woodford Green, offering a strong sense of community and excellent access to both the city and surrounding green spaces. Residents enjoy being close to Epping Forest, local parks, and a selection of independent shops, cafés, and restaurants. Woodford Central Line station is within easy reach, providing swift access into central London, while the nearby M11 and A406 offer great road connections. The combination of outstanding schools, commuter convenience, and a family-friendly environment makes Grange Close a highly sought-after address.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: C

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.