

Directions

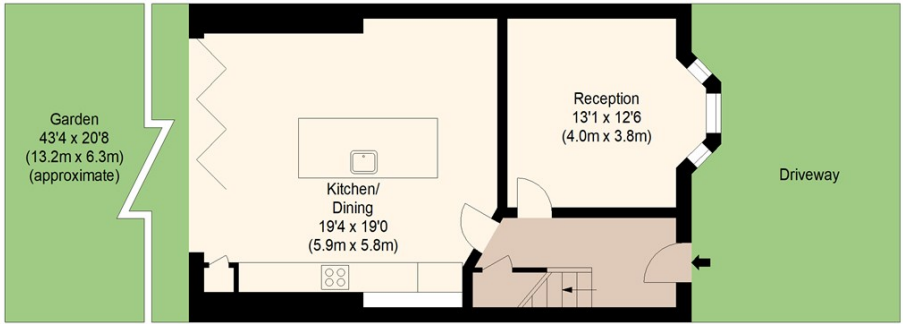
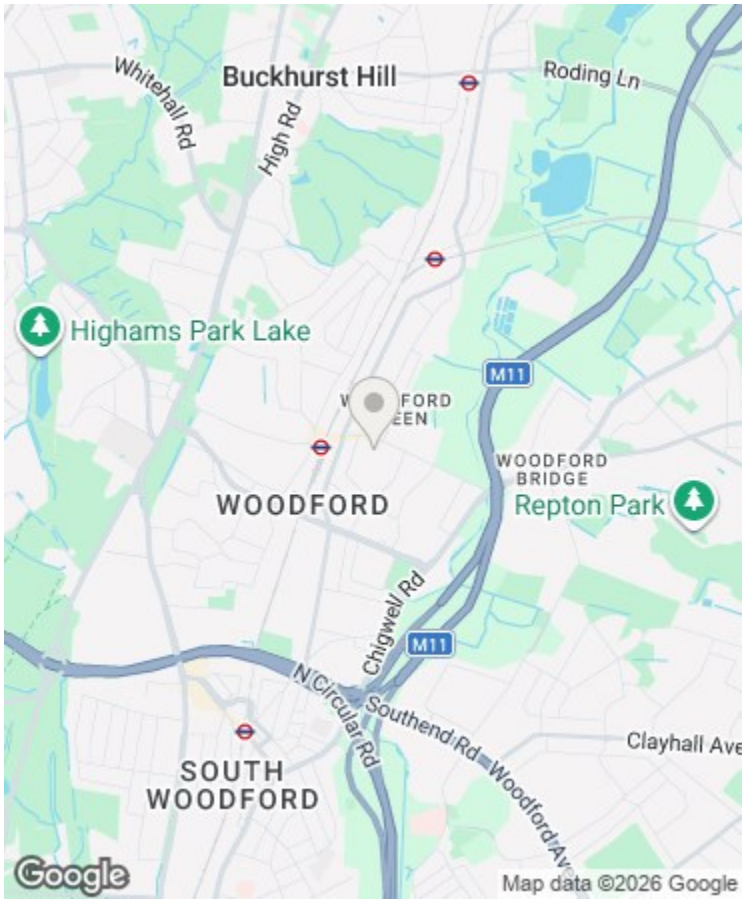
Viewings

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

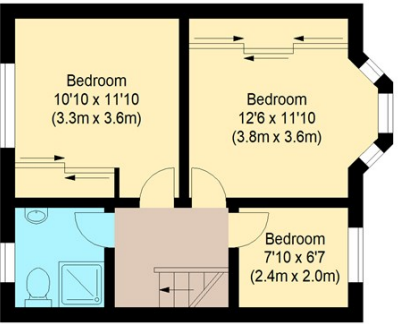
EPC Rating

E

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 51      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Ground Floor



First Floor



34 Greenstead Gardens, Woodford Green, Redbridge, IG8 7EX

Guide Price £650,000

- Close to Station
- Finished to a High Specification
- Popular green to the short
- Separate Reception Room
- Well-Proportioned Bedrooms
- Open Plan Kitchen / Diner
- Rear Garden
- Extended
- Off-Street Parking
- Close to Popular Schooling

william rose  
Greenstead Gardens, IG8

Approximate Gross Internal Floor Area : 95.87 sq m / 1032 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.

lpaplus.com

Date: 11/1/2024

## 34 Greenstead Gardens, Redbridge IG8 7EX

An exceptional three-bedroom family home, beautifully extended and refurbished to a high standard of stylish living accommodation just a short walk from Woodford Central Line station.



Council Tax Band: D



Guide Price £650,000 - £690,000

Set within the sought-after Greenstead Gardens, this attractive Mock Tudor-style terraced home combines charming kerb appeal with striking contemporary interiors, creating the perfect balance of character and modern living. The property welcomes you through an entrance hallway leading to a bright and inviting front reception room, complete with an attractive bay window and plantation shutters.

Undoubtedly the heart of the home is the impressive extended kitchen/dining room. Designed with both everyday family living and entertaining in mind, this stunning open-plan space features sleek contemporary cabinetry, integrated appliances, a statement central island with a striking marble-effect worktop, elegant pendant lighting and ample space for dining. Full-width bi-folding doors flood the room with natural light and open directly onto the rear garden, creating a wonderful indoor-outdoor living experience.

The first floor offers three bedrooms, including two generous doubles and a third bedroom ideal for a child's room, nursery or home office. A stylish, modern shower room completes the accommodation.

Outside, the property benefits from a block-paved driveway providing off-street parking, while the rear garden offering an excellent space for outdoor dining, entertaining and family enjoyment.

Greenstead Gardens is a popular residential turning in Woodford Green, perfectly positioned for commuters and families alike. Woodford Central Line station is within easy walking distance, offering convenient connections into Liverpool Street, the City and the West End.

The property is also close to the independent shops, cafés and everyday amenities along Snakes Lane, while nearby Ray Lodge Park provides open green spaces, children's play areas and tennis courts.

A superb opportunity to acquire a beautifully finished, extended family home in one of Woodford Green's most convenient residential locations. Early viewing is highly recommended.

FREEHOLD

EPC Rating: E

Council Tax Band: D (London Borough of 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.