



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		
	53	74
England & Wales		
EU Directive 2002/91/EC		



4 Clematis Gardens, Woodford Green, IG8 0BU

£1,750,000

- 4 bedroom detached extended house
- 3 receptions
- Double fronted property
- Substantial kitchen-diner
- Close to popular schooling

- Harts Grove development
- All bedrooms have en-suite's
- Large wrap around garden
- Utility room
- Converted double garage to games room

4 Clematis Gardens, Woodford Green IG8 0BU

Enhance your living experience with this spacious 4-bedroom detached home nestled within the prestigious Harts Grove. Enjoy the tranquility of a quiet cul-de-sac conveniently situated near renowned schools and a short stroll away from the serene beauty of Epping Forest and Woodford station



Council Tax Band: G



Discover the epitome of luxury living in this immaculate double-fronted detached residence, ideally situated within the serene confines of a sought-after cul-de-sac in the prestigious Harts Grove development. Boasting an expansive plot and striking curb appeal, this residence offers a rare opportunity.

Upon entry, a reception hallway welcomes you, flanked by a study/office and a convenient ground floor W.C. The ground floor further impresses with a sprawling 27ft lounge, a spacious 24ft family room, and a fully fitted extended kitchen-diner with a utility room, perfect for modern family living.

Ascending to the first floor, three generous double bedrooms await, including a master suite complete with a luxurious en-suite bathroom. Bedrooms two and three boast their own en-suite shower rooms, adding a touch of elegance. Completing this level is a main family bathroom. Up on the top level you have a substantial bedroom with an en-suite shower room.

For those prioritizing transport convenience, Woodford Central Line Station is just a short walk away, providing easy access to Westfield Stratford City and the City of London. Nestled within the verdant surroundings of Harts Grove, residents can also enjoy proximity to the picturesque Epping Forest and Knighton Wood & Lake, ideal for leisurely strolls or invigorating outdoor activities.

The property's southwest-facing rear garden serves as an idyllic backdrop for outdoor entertaining, featuring a raised decked seating area overlooking the lush wraparound garden. Additionally, the garden boasts a patio area, lawn with mature shrubs, and access to a 16'9ft double garage, cleverly converted into a games room, along with additional sheds. To the front of the property is a substantial front garden with plenty of off street parking complete with a EV charging point.

Notable attractions in the area include renowned schools such as Avon House Preparatory School, Wells Primary School, Woodford Prep, and Bancroft's, further enhancing the appeal of this distinguished locale.

Council Tax Band: G (Redbridge council)
EPC Rating: E
Freehold

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.