

## Directions

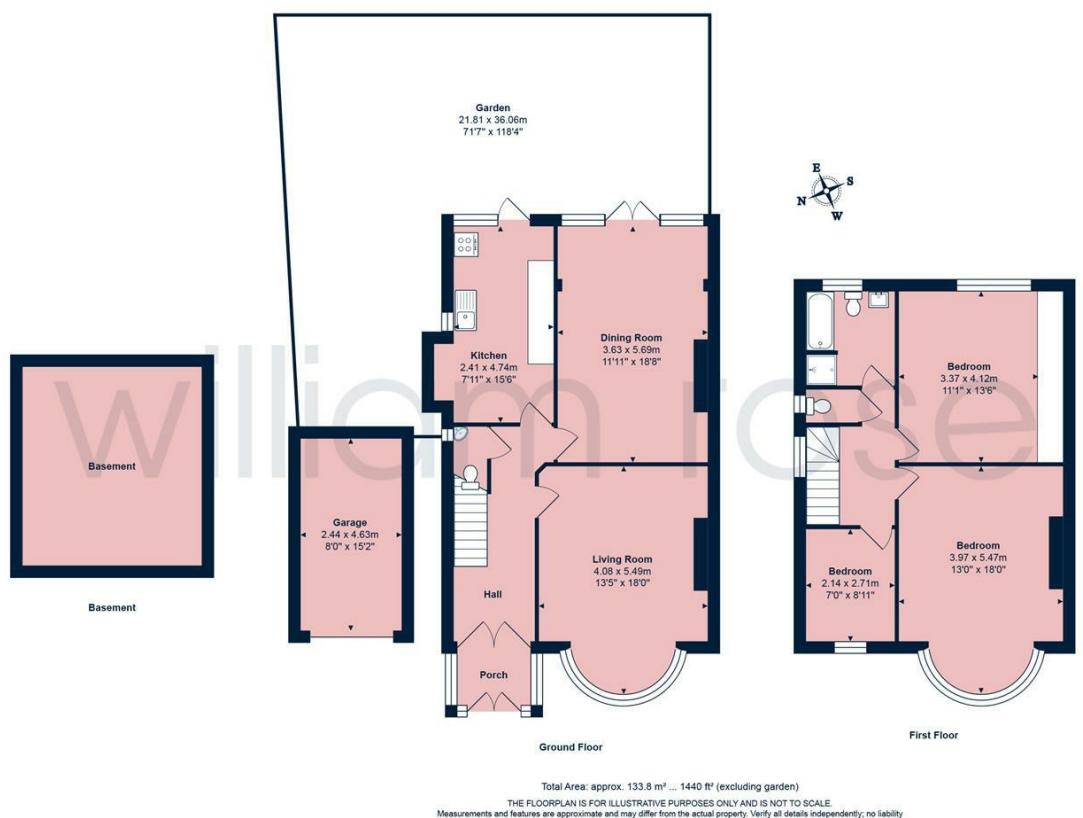
## Viewings

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

Map data ©2026 Google



## 54 Hillington Gardens, Woodford Green, IG8 8QT

### Price Guide £800,000

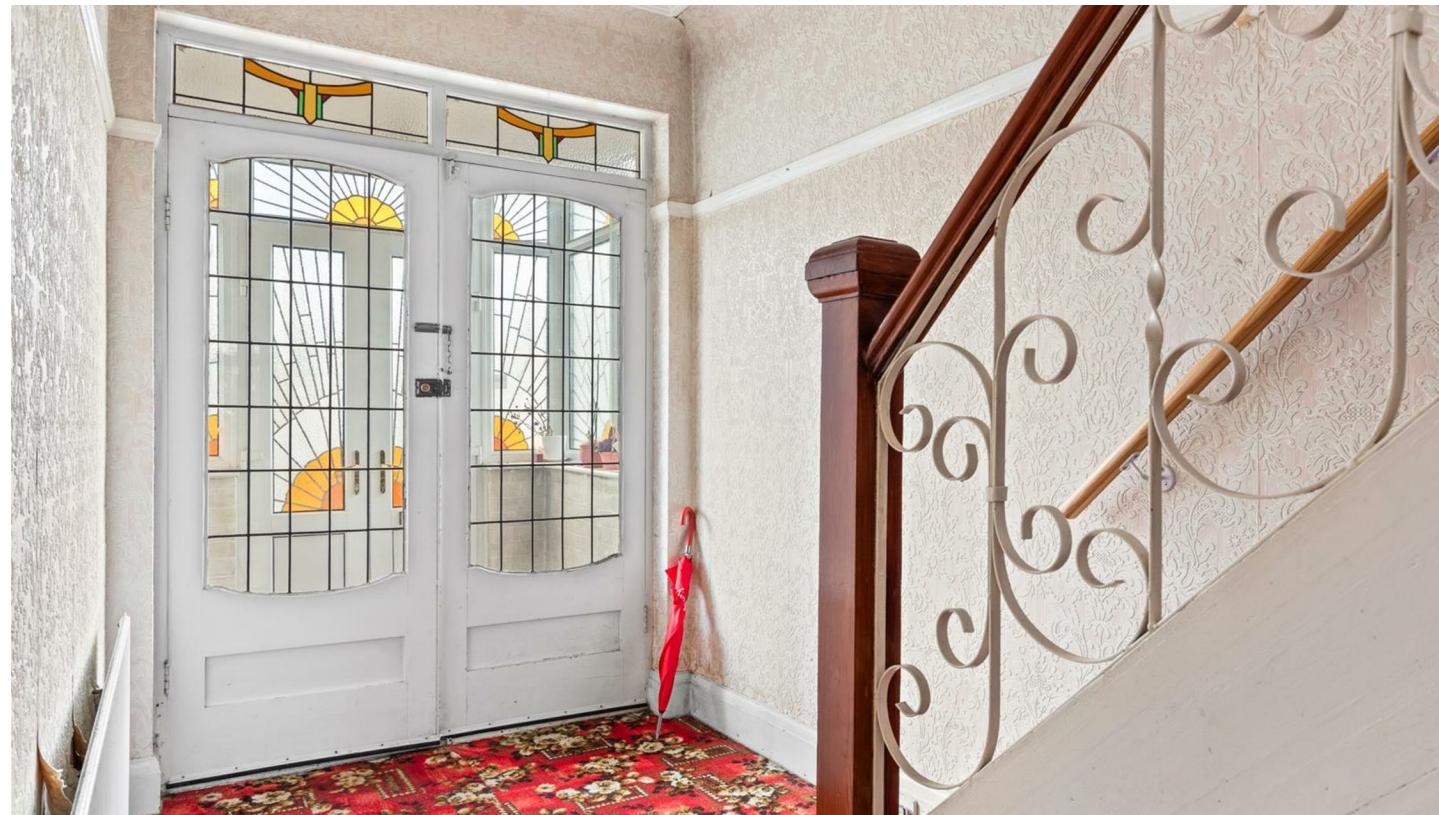
- Guide Price £800,000 - £850,000
- Three-bedroom semi-detached home
- Large private rear garden
- Basement
- Chain free
- Convenient access to transport links and green spaces
- Driveway providing off-street parking
- Potential to extend (STPP)
- Close to local shops and amenities
- Sought-after Woodford Green location

# 54 Hillington Gardens, Woodford Green IG8 8QT

Guide Price £800,000 - £850,000. Situated on the popular Hillington Gardens in Woodford Green, this well-proportioned three-bedroom semi-detached family home offers generous living accommodation, excellent outdoor space, and off-street parking, making it an ideal purchase for families and upsizers alike.



Council Tax Band: F



The ground floor comprises a welcoming entrance hall leading to a spacious front living room, perfect for relaxing or entertaining. To the rear is a separate dining room with direct access to the garden, alongside a fitted kitchen offering ample storage and workspace. A key benefit of the layout is the downstairs WC, adding everyday practicality for family living. There is also access to a basement which is useful for storage.

Upstairs, the property offers three well-sized bedrooms, including a generous principal bedroom, alongside a family bathroom. In addition, there is a separate WC upstairs, a highly desirable feature for busy households.

Externally, the home boasts a large rear garden, providing excellent space for outdoor dining, children's play, or future extension potential (subject to planning). To the front, a private driveway offers convenient off-street parking and access to the garage.

This is a fantastic opportunity to acquire a family home in a highly regarded residential location, close to local amenities, transport links, and well-regarded schools.

Woodford Green is a highly desirable residential area, popular with families and professionals thanks to its excellent transport links, green spaces, and strong community feel. Woodford and South Woodford Underground stations (Central Line) provide easy access into the City and West End, while the A406 and M11 offer convenient road connections.

The area is well regarded for its excellent schools, local shops, cafés, and restaurants along Woodford High Road. Residents also benefit from close proximity to Epping Forest and other open green spaces, making it ideal for those seeking a balance of suburban living and connectivity.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: TBC  
Council Tax Band: F

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.