

Directions

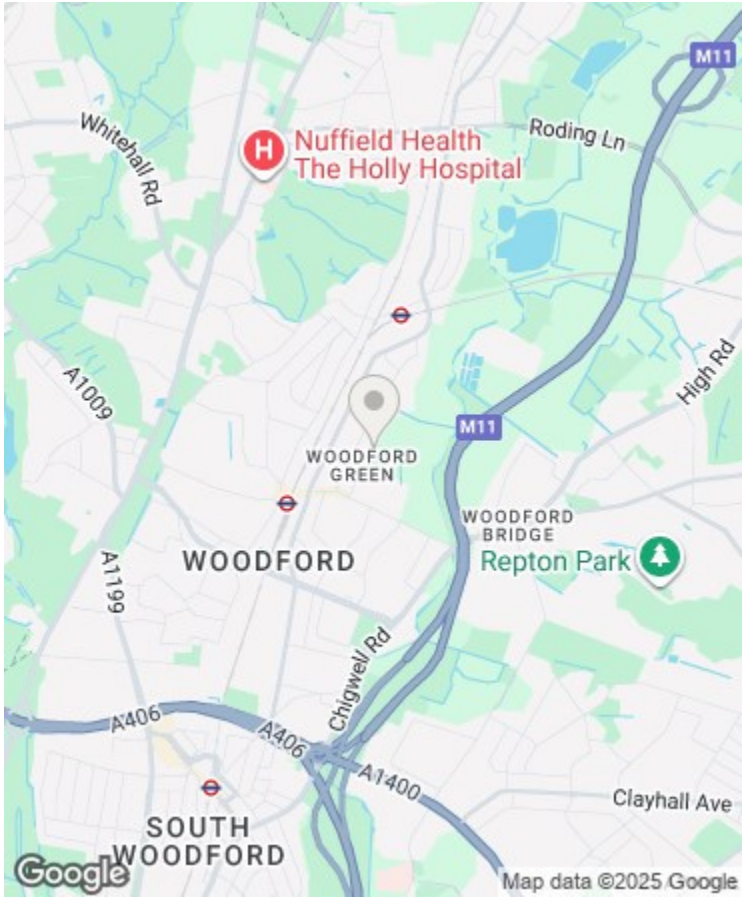
Viewings

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

EPC Rating

D

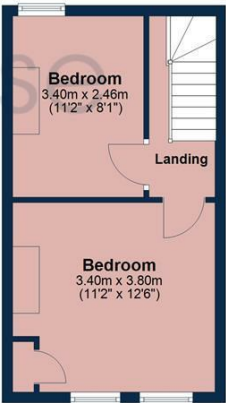
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



Ground Floor  
Approx. 41.3 sq. metres (444.9 sq. feet)



First Floor  
Approx. 26.2 sq. metres (282.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.1 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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West Grove



85 West Grove, Woodford Green, IG8 7NP

Asking Price £450,000

- Two Bedrooms
- Requires Modernisation
- Abundance Potential
- Original Features
- Walking Distance to Woodford Station
- Victorian Home
- CHAIN FREE
- Spacious Rooms
- Generous Garden
- Catchment for 'Outstanding' Schools



# 85 West Grove, Woodford Green IG8 7NP

Offered to the market with no onward chain, this charming two bedroom terraced Victorian home is located on the sought-after West Grove in Woodford Green. The property requires modernisation throughout, presenting an excellent opportunity for buyers to create a home tailored to their own style and needs. With its period character and generous proportions, this property represents the perfect blank canvas.

 2

 1

 2

 D

Council Tax Band: D



Stepping through the front door, you are welcomed into a hallway that leads into a bright and airy living room at the front of the house. Beyond this, a well-sized dining room provides access to the kitchen, which in turn leads to the rear hallway and the ground floor bathroom. Upstairs, there are two double bedrooms, both of which are generously proportioned. Externally, the property boasts a well-proportioned rear garden which backs onto Bancroft’s Rugby Pitch and Ray Park, offering a peaceful outlook. With precedent already set in the area for loft conversions and rear extensions, the home offers abundant potential for future growth and development.

West Grove is ideally located in the heart of Woodford Green, a popular residential area with excellent local amenities. Families are well served by highly regarded schools, including Ray Lodge Primary and Woodbridge, both rated Outstanding by Ofsted. For commuters, Woodford Station (Central Line) is within easy walking distance, providing direct links into the City and West End. The area also offers a wealth of green spaces, with Ray Park on your doorstep, making it a wonderful place to put down roots.

## Property Information / Disclaimer

FREEHOLD

EPC Rating: D  
Council Tax Band: D (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.