

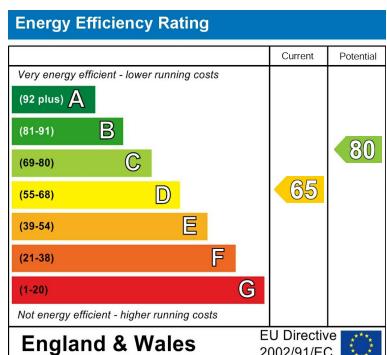
## Directions

## Viewings

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

## EPC Rating

D



william rose

Denehurst Gardens, IG8

Approximate Gross Internal Floor Area : 207.54 sq m / 2234 sq ft  
Eaves Storage : 1.58 sq m / 17 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.



Certified  
Property  
Measure

ipaplus.com

Date: 6/3/2025



**21 Denehurst Gardens, Woodford Green, IG8 0PA**

**Guide Price £1,250,000**

- GUIDE PRICE £1,250,000 - £1,350,000
- 4 reception rooms - 4 bedrooms
- Wide plot
- Garage
- Close to popular schooling
- Exclusive Knighton estate
- Stunning rear garden
- Parking for a number of cars
- En suite off the master
- No chain

# 21 Denehurst Gardens, Woodford Green IG8 0PA

GUIDE PRICE £1,250,000 - £1,350,000 Sold chain free and set on the popular Knighton Estate is this well maintained four bedroom detached family home with drive way, spacious rear garden and garage. Set on a wide plot and close to amenities and popular schooling.



Council Tax Band: G



An exceptional opportunity to acquire your forever home on Denehurst Gardens, nestled within the prestigious Knighton Estate, offering a wealth of period charm and character. This detached residence sits on a generous plot along a sought-after road, with a breathtaking view over the expansive garden at the rear.

The property boasts tremendous potential for extension, subject to the necessary planning permissions. Retaining its original footprint, it provides spacious living throughout with many features including original parquet floorings in 3 reception rooms and part of the hallway (Covered by carpets). The house is very light and airy with its welcoming reception hall, a 25-ft lounge, two additional reception rooms, and a study. The ground floor also features a convenient W.C, ample storage space, and a 22-ft kitchen/diner. The garage can be accessed from this level. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, with the master bedroom benefiting from its own en suite shower room.

The beautifully landscaped garden offers a peaceful sanctuary and a fantastic space for outdoor living. As you step into the garden, you'll immediately notice the current owners care and style. Multiple patio areas provide perfect spots for entertaining, while the lawn and mature flower and shrub borders enhance the serene atmosphere. To the front of the property, there is off-street parking for a number of vehicles.

Denehurst Gardens is a quiet, residential road that's conveniently close to local amenities, green spaces, and recreational areas. Shops, cafes, and restaurants are all within reach at nearby Broadway and High Road. This highly sought-after location is just a short walk from Woodford Central Line station, ideal for commuters. The M25 and M11 junctions are also easily accessible. For families, the area offers an excellent selection of both private and state schools, making this home perfect for settling down. Additionally, nearby green spaces such as Knighton Woods and Epping Forest provide ample opportunities to enjoy the great outdoors.

FREEHOLD

EPC Rating: D  
Council Tax Band: G Redbridge council

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.

[Property Information / Disclaimer](#)