

Directions

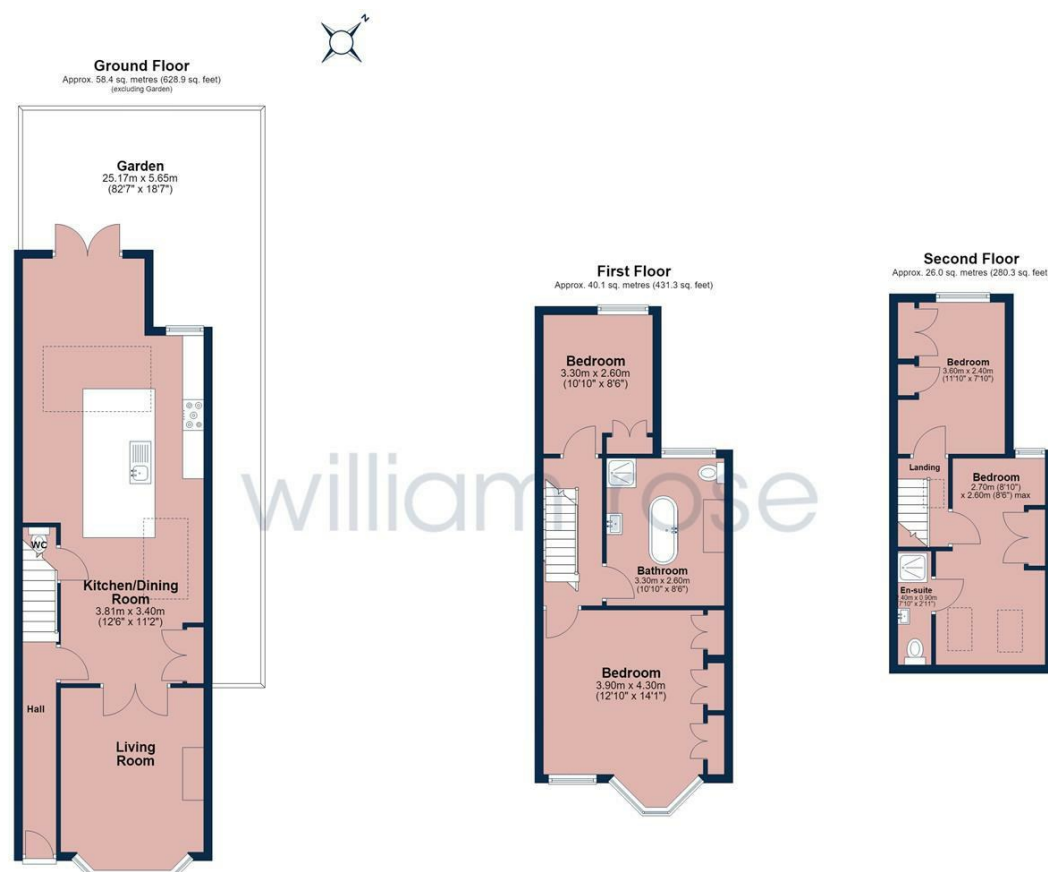
Viewings

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) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 124.5 sq. metres (1340.5 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/outboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.



70 West Grove, Woodford Green, IG8 7NR

Guide Price £750,000

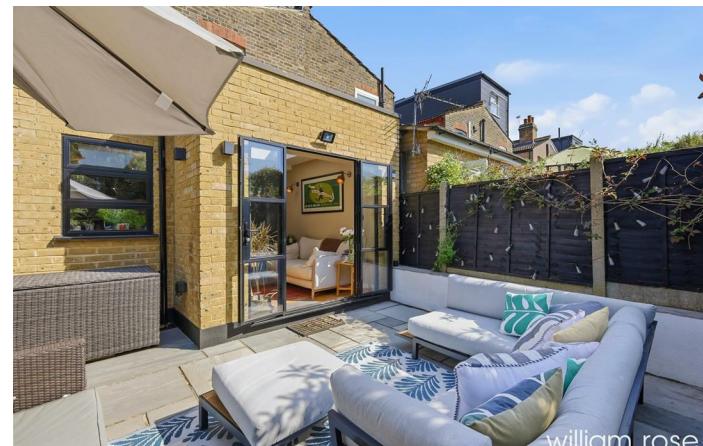
- *Guide Price £750,000 - £800,000*
- End of terrace with side access
- Open plan kitchen/dining/living space
- Master bedroom to en-suite
- Walking distance to Woodford central line
- Four bedrooms
- Separate living room
- Four-piece family bathroom
- Underfloor heating on ground floor
- Close to sought after schools

70 West Grove, Woodford Green IG8 7NR

Guide Price £750,000 - £800,000 Set on the increasing popular West Grove, Woodford Green, this beautifully extended and thoughtfully renovated four-bedroom end of terrace home offers the perfect blend of contemporary living and family practicality. Finished to a high standard by the current owners, the property provides versatile accommodation arranged over three floors, making it ideal for growing families. Perfectly positioned within walking distance of Woodford Central Line Station, the home also falls within the catchment of the highly regarded Woodbridge High School and Ray Lodge Primary School, both rated Outstanding, making this an exceptional opportunity for buyers seeking both lifestyle and convenience.



Council Tax Band: E



Upon entering, you are welcomed by an entrance hall leading into a bright and spacious living room, which flows seamlessly via double-doors through to the open plan space, creating an ideal space for both everyday family life and entertaining further benefiting from an abundance of natural light via the two lantern skylights. To the rear, the impressive extended kitchen/dining/living room serves as the heart of the home, offering generous space for cooking, dining and socialising, with doors opening onto the rear garden. The ground floor further benefits from underfloor heating throughout, a useful understairs w/c, UPVC sash windows, fitted shutters to the front windows and retains its Victorian charm with its feature fire places. Stairs rise to the first floor where you will find two well-proportioned bedrooms, a four-piece family bathroom with corner shower and roll-top bath + an additional storage cupboard. The second floor provides two further double bedrooms alongside a modern contemporary en-suite, creating an excellent layout for larger families, guests or those working from home. Externally, the property benefits from a stunning patio area which is perfect for al-fresco dining in the summer months with steps up to a laid to lawn westerly aspect garden, mature front garden with gate from the street and side access.

West Grove is a sought-after residential turning in the heart of Woodford Green, renowned for its family-friendly atmosphere and excellent connectivity. Woodford Central Line Station provides direct access into the City and West End, making it an ideal location for commuters. The area is exceptionally well served by highly regarded schools, including the outstanding Woodbridge High School and Ray Lodge Primary School, while nearby Epping Forest offers acres of open green space for walking, cycling and outdoor recreation. Residents also enjoy an excellent selection of independent cafés, restaurants, local shops and supermarkets, with both Woodford Broadway and South Woodford providing an array of everyday amenities. Combining outstanding schooling, superb transport links and an abundance of green spaces, West Grove continues to be one of Woodford Green's most desirable locations for families.

[Property Information / Disclaimer](#)

FREEHOLD

EPC Rating: D

Council Tax Band: E (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.