

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		
(81-91) B		
(69-80) C		
(55-68) D	58	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



31 Grosvenor Gardens, Woodford Green, IG8 0BE

Asking Price £800,000

- Three Bedrooms
- Recently Renovated
- Immaculate Bespoke Carpentry & Parquet Flooring Throughout
- Modern Kitchen With High-Spec Appliances & Marble-Style Splash-Backs
- Well-Proportioned Bedrooms
- Semi-Detached
- Spacious Double Reception Room With Dual Aspect
- Large Rear Garden With Immaculate Landscaping & Custom Planters
- Garage Providing Convenient Storage & Off-Street Parking
- Immaculate Family Bathroom With Pristine Fittings & A Large Tub With Overhead Shower



Grosvenor Gardens, IG8

Approximate Gross Internal Floor Area : 106.73 sq m / 1149sq ft
Garage : 9.87 sq m/ 106 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.

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Date: 10/6/2024

31 Grosvenor Gardens, Woodford Green IG8 0BE

Located in the heart of Woodford Green with excellent links into the City and outstanding schools is this tastefully modernised three bedroom semi-detached home.

 3

 1

 2

 D

Council Tax Band: E



This beautifully renovated three-bedroom semi-detached home offers a variety of exceptional features, including an expansive double reception room, a large rear garden, a garage, and off-street parking. Spanning over 1,200 square feet with the possibility of adding an extra storey by converting the loft, this property provides plenty of space for future expansion.

The grand sense of space is evident, especially in the dual-aspect double reception room, which features immaculate bespoke carpentry and stunning parquet flooring throughout. The current owner has skilfully blended modern updates with traditional charm, ensuring a seamless move-in experience. The kitchen is both aesthetically pleasing and functional, equipped with high-spec appliances, marble-style splash-backs, and sleek counters. Step outside the rear doors to a generously sized garden, perfect for BBQ season with its immaculate landscaping and custom planters that will impress any guest. The garage adds convenience, offering valuable storage space. Upstairs, you'll find two well-proportioned double bedrooms and a third smaller room, ideal for a child's room or home office. The immaculate family bathroom features pristine fittings and a large tub with an overhead shower.

Grosvenor Gardens is a highly desirable area known for its leafy streets, family-friendly atmosphere, and excellent local amenities. Residents enjoy easy access to top-rated schools, charming parks, and a variety of shops, cafes, and restaurants. The area also benefits from superb transport links, making commuting to Central London and surrounding areas straightforward and convenient. This combination of suburban tranquillity and urban accessibility makes Grosvenor Gardens an ideal location for families and professionals alike.

FREEHOLD
EPC - D
Council Tax - E

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.