

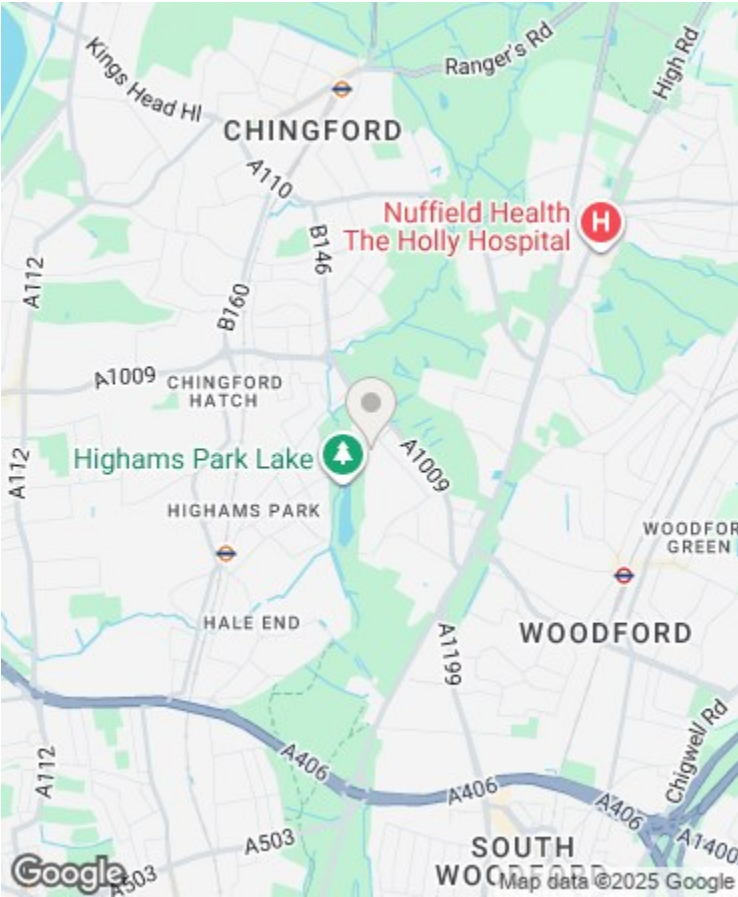
Directions

Viewings

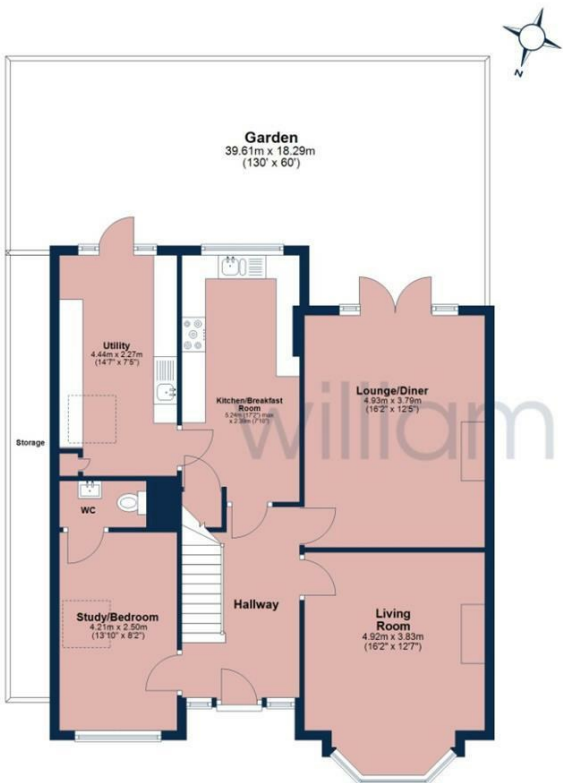
Viewings by arrangement only. Call 02085042440 to make an appointment.

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	



Ground Floor  
Approx. 83.4 sq. metres (897.2 sq. feet)

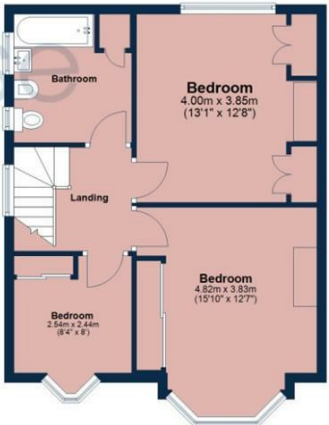


All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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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Plan produced using PlanUp...

Marion Grove

First Floor  
Approx. 50.1 sq. metres (539.5 sq. feet)



5 Marion Grove, Woodford Green, IG8 9TA

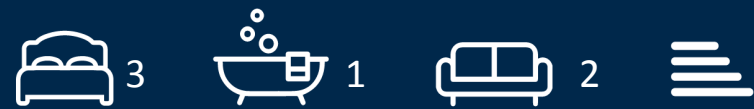
Guide Price £950,000

- 3/4 bedroom semi detached
- Highams Park and Woodford borders
- Large rear garden
- Rare to the market
- Ground floor bedroom/study
- Premier road
- Stunning views over the park
- Close to lake and park
- Large utility room
- Off street parking



## 5 Marion Grove, Woodford Green IG8 9TA

Rare to the market is this beautifully presented 3/4 bedroom semi-detached family home, located on the highly desirable Marion Grove in Woodford Green. Immaculately maintained throughout, this property boasts spectacular panoramic views over Highams Park Field and towards the London skyline.



Council Tax Band: F



Perfectly suited for contemporary family living, this spacious home is set on a generous plot and situated within easy reach of both Highams Park Overground Station and Woodford Central Line Station. The area is renowned for its excellent schools, proximity to local shops, Highams Park amenities, Epping Forest, and Woodford High Road.

This 1930s-built residence is filled with natural light and has been thoughtfully extended by the current owners. One of its standout features is the stunning, south-facing landscaped rear garden, which backs directly onto Highams Park Field—offering a peaceful, green outlook and access to nature.

Inside, the property offers generous and versatile living space, including a welcoming reception hall, two bright reception rooms, and a fitted kitchen/breakfast room leading to a separate utility area. Upstairs, there are three well-proportioned double bedrooms and a large family bathroom. The converted garage adds valuable flexibility, ideal as a fourth bedroom with en suite W.C., a home office, or additional living space.

The exterior is equally impressive. A beautifully maintained front garden and off-street parking provide strong kerb appeal, while side access leads to a remarkable rear garden. With a large, raised patio perfect for entertaining overlooking open green space and mature trees, well-kept lawns, established planting, and dedicated gardening zones, this garden is truly a standout feature. Two garden sheds offer ample storage for tools, toys, and equipment.

This exceptional property combines character, space, and location, making it an outstanding opportunity for families seeking a forever home in one of Woodford Green's and Highams Park premier roads.

### Property Information / Disclaimer

FREEHOLD

EPC Rating: TBC

Council Tax Band: F Waltham Forest

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.