

## Directions

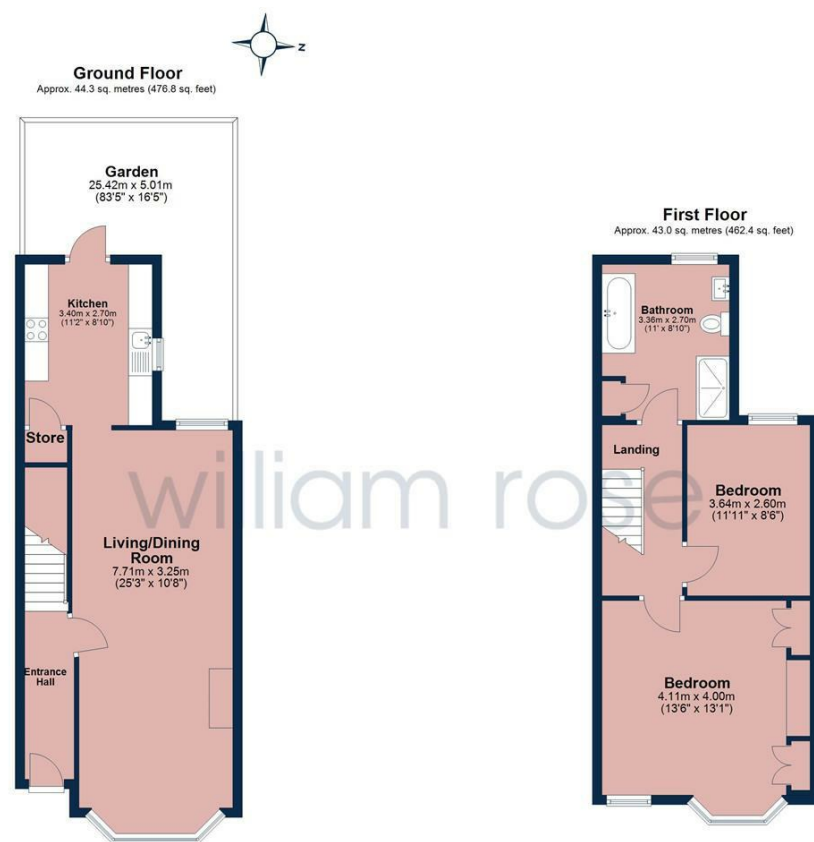
## Viewings

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

## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 87.3 sq. metres (939.2 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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West Grove



128 West Grove, Woodford Green, IG8 7NP

Price Guide £575,000

- Guide Price £575,000 - £600,000
- Two double bedrooms
- Spacious living/dining room
- Close to Ray park
- Walking Distance to Woodford Station

- Victorian Home
- Generous Garden
- Close to amenities
- Popular residential turning
- Catchment for 'Outstanding' Schools

# 128 West Grove, Woodford Green IG8 7NP

**\*\*Guide Price £575,000 - £600,000\*\***

This charming two-bedroom Victorian terraced home is located on the sought-after West Grove in Woodford Green. The property has been well maintained and tastefully updated throughout, offering a beautifully presented home that blends period character with modern living. With generous proportions and a thoughtfully finished interior, this home is ideal for buyers seeking a property they can move straight into.



Council Tax Band: D



The ground floor comprises a welcoming entrance hall leading through to a spacious open-plan living and dining room, offering excellent space for both relaxing and entertaining. To the rear is a separate fitted kitchen with direct access to the garden, along with a useful storage cupboard. The private rear garden extends to approximately 83ft, providing a fantastic outdoor space for entertaining, gardening or future potential.

The first floor offers two well-sized double bedrooms, both benefiting from good natural light, alongside a family bathroom and central landing.

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: E

Council Tax Band: D

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.