



## Directions

## Viewings

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

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		86	
(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	



24A Grove Hill, South Woodford, Essex, E18 2JH

£2,500 Per Month

- Two bedroom semi-detached house
- Good size rooms throughout
- Two modern bathrooms
- Minutes from shops and cafes and station
- EPC rating B
- Recently built development with security entry
- Luxury fitted kitchen and appliances
- Lounge with doors to the private courtyard
- NO PARKING
- Council Tax Band E

## 24A Grove Hill, South Woodford E18 2JH

Nestled in the desirable area of Grove Hill, South Woodford, this recently built semi-detached house offers a perfect blend of modern living and convenience. With two spacious bedrooms and two well-appointed bathrooms, this property is ideal for small families or professionals seeking a comfortable home.

The interior boasts large rooms that are filled with natural light, creating a welcoming atmosphere throughout. The high-end fitted kitchen is a standout feature, providing an excellent space for culinary enthusiasts to prepare meals and entertain guests.

Step outside to discover a private courtyard garden, a delightful retreat for relaxation or outdoor gatherings. This outdoor space enhances the overall appeal of the property, offering a slice of tranquillity in the bustling city.

Location is key, and this home is just minutes away from South Woodford's vibrant array of shops and amenities. Additionally, the Central Line station is conveniently close, making commuting to central London a breeze.

This semi-detached house is not just a property; it is a lifestyle choice, combining modern comforts with an enviable location. Whether you are looking to buy or rent, this home presents an excellent opportunity to enjoy all that South Woodford has to offer.



Council Tax Band: E

