



West Grove, Woodford Green, IG8

BUTLER & STAG



**An immaculately presented Victorian home, located in Woodford Green located just 10 minutes' walk to Woodford Central Line Station.**



## Freehold

- Charming Victorian Property
- Off Street Parking via Drop Kerb
- Ray Lodge Primary and Woodbridge Secondary Catchment
- Spacious Through-Lounge
- 70 ft West Facing Rear Garden
- 10 Mins Walk to Central Line Station
- Double Glazed Sash Windows Throughout
- First Floor Bathroom & Ground Floor WC

Set on the sought-after West Grove, this beautifully presented three-bedroom Victorian terrace offers an impressive 1,250 sq ft of living space arranged over three floors. Combining period character with contemporary comfort, the home features high ceilings, generous proportions, and a versatile layout ideal for modern family living.

The ground floor opens with a welcoming entrance leading into a spacious through lounge and dining room, perfect for entertaining or relaxing. The focal point in the living room is the feature open fireplace, ideal for cosy winter nights in. To the rear sits a modern kitchen with ample worktop and storage space, and access to a convenient guest WC.

On the first floor, you'll find two well-proportioned double bedrooms and a stylish family bathroom. The top floor hosts a stunning bedroom, occupying the entire level and offering a bright, peaceful retreat with plenty of storage potential.

Externally, the property benefits from a 70 ft west-facing rear garden.

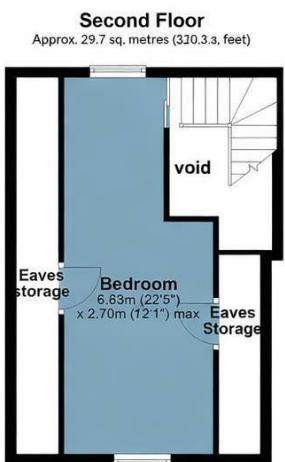
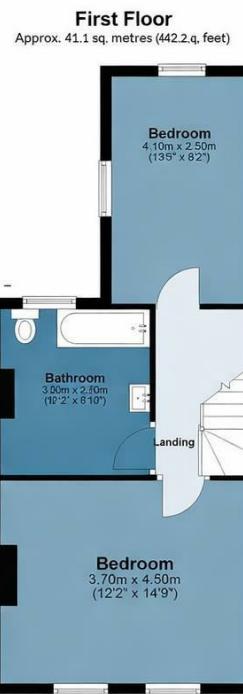
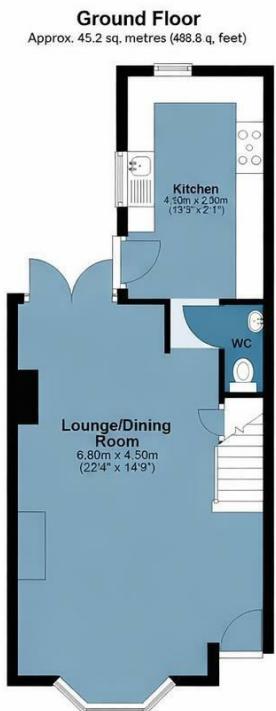
Ideally located within easy reach of local shops, cafes, and transport links, this delightful home perfectly balances period charm and modern living, a must-see for buyers seeking space and character in a prime location.

Nestled on the edge of Epping Forest, Woodford Green offers a perfect balance of leafy tranquillity and superb connectivity. The area is highly sought-after for its outstanding local schools, including Ray Lodge Primary School, praised for its nurturing environment and excellent academic standards, and Woodbridge High School, a well-regarded secondary providing a strong and inclusive education.



## West Grove

Approx. Gross Internal Area 116 Sq M ( 1249 Sq Ft )



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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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**IMPORTANT NOTICE** - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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