



West Grove, Woodford Green, IG8

BUTLER & STAG





**Welcome to West Grove Road, a charming and beautifully presented two bedroom home set over two floors, offering an inviting blend of character features and modern comfort.**



- Two Bedroom House
- Charming Throughout
- Great Location
- Available January
- Good Transport Links
- Permit Parking

The ground floor opens into a welcoming entrance hall that leads through to a bright and generously sized living and dining room, complete with a bay window that fills the space with natural light. To the rear, the fitted kitchen provides an efficient and well-designed layout with direct access to the garden, while a useful under-stairs store adds extra convenience.

Upstairs, the first floor offers two well-proportioned double bedrooms, each with ample room for furnishings. The larger bedroom features another attractive bay window, enhancing both the sense of space and natural light. A contemporary bathroom sits just off the landing and includes both a bath and separate shower area, providing a practical and comfortable arrangement.

With an approximate internal area of 861 sq ft, the property delivers excellent layout and flow, making it ideal for first-time buyers, downsizers, or those seeking a well-connected home in this desirable Woodford Green location. Situated close to local parks, schools, and transport links, West Grove Road offers a superb opportunity to enjoy a balanced lifestyle in a sought-after residential neighbourhood.

Council Tax Band D



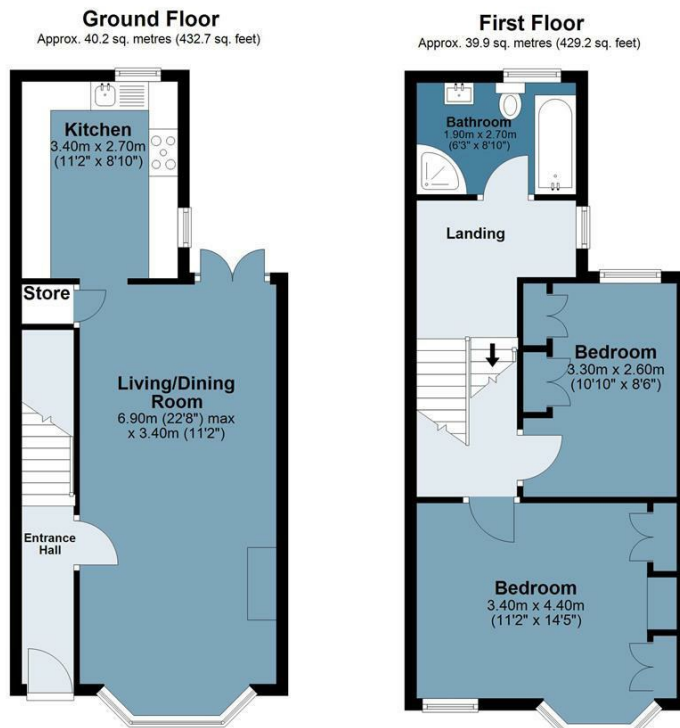




## West Grove

Approx. Gross Internal Area 80.1 Sq M ( 861.9 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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