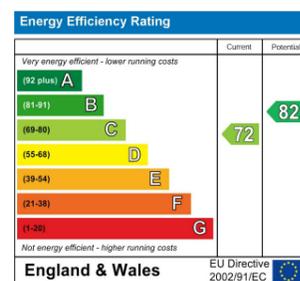
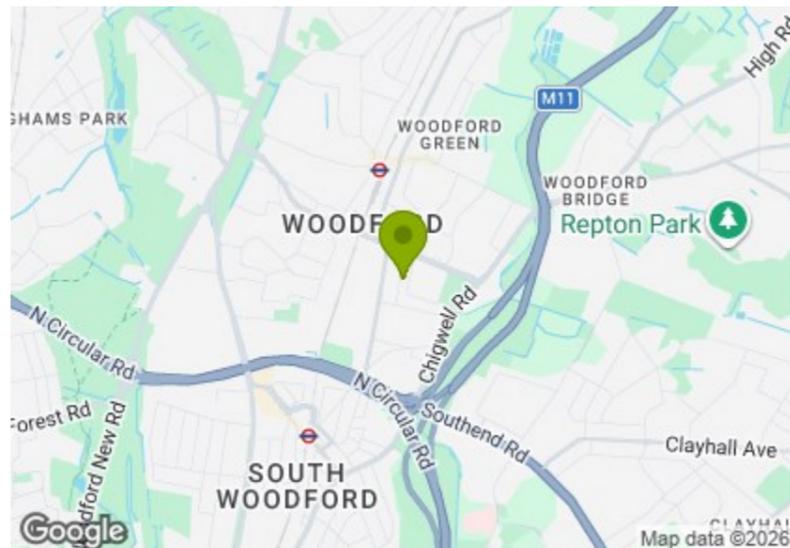




Total Area (Excluding Garage): 131.5 m² ... 1415 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GRENVILLE GARDENS, WOODFORD GREEN Offers In Excess Of £750,000 Freehold 4 Bed House



Features:

- Four Bedrooms
- 1930s Family Home
- Driveway
- Arranged Over Three Floors
- Extended Kitchen
- Double Garage
- Short Walking Distance to Woodford Station
- Catchment Area for Woodbridge School
- Easy Access to Roding Valley and Elmhurst Gardens

This brilliantly spacious four-bedroom 1930s family home enjoys a peaceful setting surrounded by the lush greenery that makes Woodford such a sought-after area. Inside, you'll find a bright kitchen/diner extension, a generous double reception, a first floor bathroom with an additional ground-floor WC, and a loft master with ensuite. Outside, there's a private driveway, a double garage, and a west-facing garden.

With plenty of highly regarded schools nearby, this property has all the makings of a dream family home in a well connected location, with Woodford station just a short stroll away.

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IF YOU LIVED HERE...

You'll love the sheer scale of this fantastic home, the options for tailoring the space to suit your lifestyle are endless.

Head up the driveway and into the smart hallway for a taste of what's to come. To your right, the immaculate double reception connects seamlessly with the rear of the home, allowing natural light to flow beautifully throughout, although the internal doors can be closed to create two separate spaces if preferred. You'll appreciate the thoughtful blend of contemporary updates and traditional features, including the striking fireplace.

The kitchen/diner extension has been brilliantly designed, with sleek units and a central island, all illuminated by generous glazing. There's plenty of storage here too, and the ground-floor WC adds extra convenience.

On the first floor, you'll find two well-balanced double bedrooms - the larger of the two features beautiful bespoke storage - as well as a third smaller room with a charming oriel window. There's also a spotless family bathroom with sleek fittings. Up in the loft sits

an additional bedroom with eaves storage and a flawlessly designed ensuite.

Step outside to discover a spacious west-facing garden that enjoys plenty of sunshine, which the two seating areas make the most of. The lawn is lush and sprawling, framed by mature foliage and a lovely greenhouse. For even more green space, Elmhurst Gardens and Roding Valley Park are both just a short walk away, while the shops and amenities of Woodford are close at hand.

WHAT ELSE?

- Drivers can be on the North Circular within minutes, or reach the M25 in around 10 minutes. Woodford station is a short stroll away for the convenient Central line.
- Parents will be delighted to find several excellent primary and secondary schools nearby, including the highly regarded Woodbridge School - one of the reasons the area is so popular.
- You're also close to South Woodford, where you'll find even more amenities, including Marks & Spencer, Waitrose, and an Odeon cinema.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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Reception
11'7" x 14'5"

Bedroom
10'4" x 12'0"

Reception
9'10" x 12'0"

Bathroom
7'1" x 8'1"

Kitchen/Diner
15'9" x 20'10"

Bedroom
16'6" x 18'8"

WC

Ensuite
6'0" x 6'8"

Storage

Garden
68'10" x 18'6"

Bedroom
6'10" x 7'2"

Garage
16'8".19'2"

Bedroom
10'8" x 14'5"



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