



Spacious family home close to the shops and tube

**Grosvenor Gardens Woodford Green IG8 0AR**

Freehold





4 to 5 bedrooms • 2 reception rooms • Family bathroom • Semi-detached • Large garden • Detached garage • Off street parking • Close to the tube

#### Local information

Woodford tube station 0.3 mile, Chingford station (Liverpool Street) 2.8 miles, M25 (Junction 26) 7.2 miles, Bancroft's School 1.6 miles, Chigwell School 3.1 miles. All distances are approximate.

Grosvenor Gardens is ideally situated for local amenities. There is a parade of shops next to the tube station with a variety of independent shops, restaurants and bars. There are excellent transport links into London and several well regarded state and private schools within easy reach.

#### About this property

This beautiful family home has been sympathetically updated and extended during the current vendors ownership. The property offers well-proportioned accommodation arranged over two bright and spacious floors.

The ground floor accommodation provides an entrance hallway, large bay windowed through sitting room, dining room which could quite easily become another reception room, kitchen and WC.

The first floor offers a bay windowed master bedroom, family bathroom and three further bedrooms. Bedroom four could very easily be partitioned in the middle creating a 5th bedroom or office space given there is already a second door in situ.

Exterior

There is a block paved driveway to the front providing off road parking for two cars. There is a good sized south - west facing garden being mostly laid to lawn with a detached garage to its rear which has access from the road and garden. A side gate provides access to the rear of the house and garden. There is also a decked terrace accessed from the kitchen or rear reception room.

#### Tenure

Freehold

#### Local Authority

Redbridge

EPC rating = C

#### Viewing

Strictly by appointment with Savills







**Grosvenor Gardens Woodford Green IG8 0AR**  
**Gross internal area (approx)** 1838  
**Outbuildings** 207  
**Total** 2045

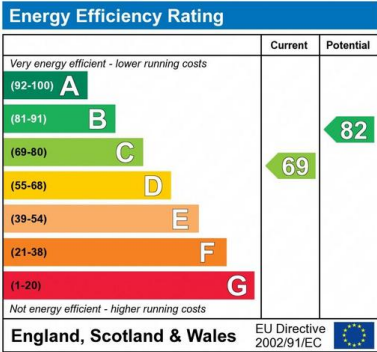
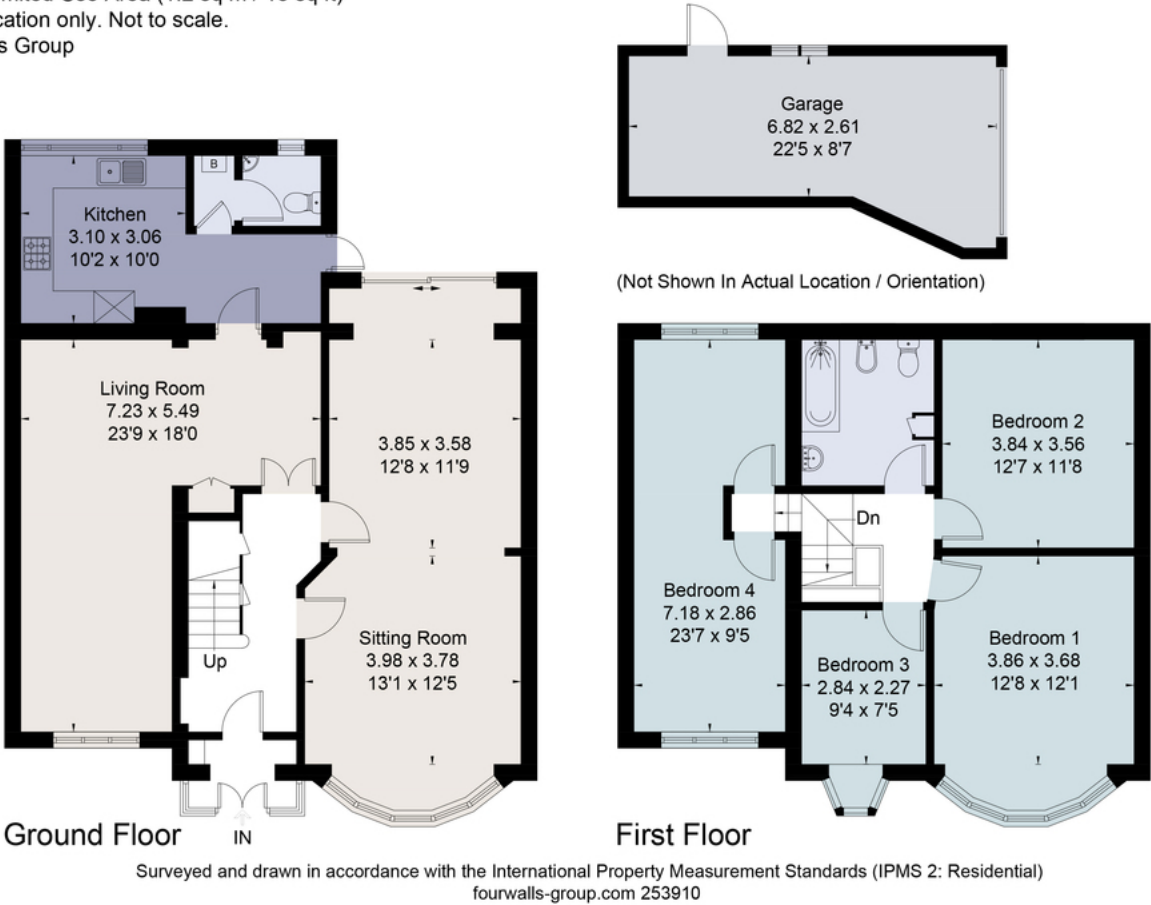


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Approximate Area = 170.8 sq m / 1838 sq ft  
Garage = 19.2 sq m / 207 sq ft  
Total = 190 sq m / 2045 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)  
For identification only. Not to scale.  
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