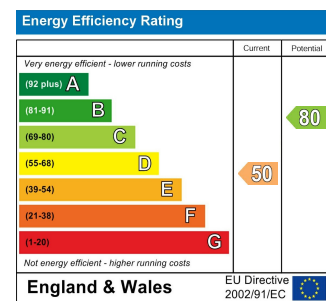




Total Area: 122.5 m<sup>2</sup> ... 1318 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## GRENVILLE GARDENS, WOODFORD GREEN Offers In Excess Of £625,000 Freehold 3 Bed House - End Terrace



### Features:

- 1920's End Terrace
- Driveway & Garage
- Three Bedrooms
- Extended Kitchen
- West Facing Garden
- Three Reception Spaces
- Loft Extension Potential
- Chain Free

A classically styled 1920s family semi-detached in the leafy surroundings of Woodford. You have the generous proportions of the period inside and out, with large rear garden and front driveway. There's also significant scope for development.

With that substantial 1920's loft space so far unexplored, you have the opportunity here to follow your neighbours' lead and add your own whole new storey (subject to the usual permissions), making this a home that will serve you and yours for years to come.

REQUEST A VIEWING  
0203 3691818

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**E17 & E10**  
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**IF YOU LIVED HERE**

You'll be stretching out in your elegantly appointed, entirely open plan ground floor, with no fewer than three reception spaces totalling around 350 square feet. Connected by a set of bi-folding internal doors and a handsome archway, you can create clear sight-lines from the front bay window to the sliding patio doors to the rear. In between you have twin hearths, open plan shelving and plenty of natural light. Step outside for your rear garden, a lush stretch of lawn secluded by high screening greenery.

Your spacious eighteen foot long kitchen is next door, with ivory-hued vinyl flooring and a handsome suite of white cabinets running down one flank under chunky marbled worktops. A handy spare WC completes the ground floor. Upstairs your first two bedrooms are both substantial doubles, coming in at over 125 square foot apiece, plushly carpeted with floor to ceiling fitted wardrobes. Bedroom three's a sizeable single, ideal for a child or home office. The family bathroom is classic in white, with handy, separate WC.

Outside you have Woodford central line station just a half mile

away on foot, sat in zone four for the central line. From here you can get directly to Liverpool Street in twenty minutes or Tottenham Court Road in twenty nine, putting both the City and West End within easy reach. Locally, you're well served for nature, with the open green spaces of Broadfields Park, Elm Hurst Gardens and Roding Valley Park all just a short stroll away.

**WHAT ELSE?**

- Parents will be pleased to discover the much loved and sought after Woodbridge High School just five minutes walk around the corner. There are also four 'Outstanding' primary/secondary schools, less than a mile away on foot, and a further five schools deemed 'Good', just as nearby.
- You have a thirty foot tandem garage, plus a broad driveway for plentiful off street parking. Drivers can be on the North Circular in around five minutes.
- South Woodford's George Lane is just a fifteen minute stroll, for a bustling hub of wining and dining establishments, cafes, restaurants and the art deco Odeon cinema.



**A WORD FROM THE OWNER...**

"I grew up in this house, and have many happy memories of the area. I particularly enjoyed exploring Epping Forest, and the shops and cafes in nearby South Woodford. It's wonderful to see the area flourish over the years."

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**Garden**  
75'5"

**Garage**  
32'3" x 7'2"

**Reception Room**  
12'6" x 12'0"

**Reception Room**  
12'8" x 10'5"

**Reception Room**  
10'1" x 8'5"

**WC**

**Kitchen**  
18'6" x 6'11"

**Bedroom**  
7'9" x 6'9"

**Bedroom**  
12'6" x 10'7"

**Bedroom**  
12'9" x 10'0"

**Bathroom**  
7'4" x 6'2"

**WC**



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