



Approximate Gross Internal Area 999 sq ft - 93 sq m
(Excluding Garage)

Ground Floor Area 509 sq ft - 47 sq m
First Floor Area 490 sq ft - 46 sq m
Garage Area 193 sq ft - 18 sq m



Council: Redbridge | Council Tax Band: F | Floor Area: 999.00 sq ft

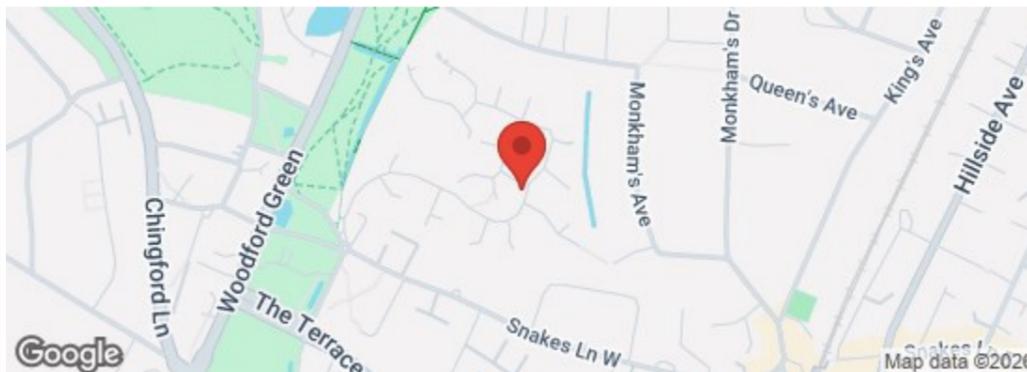
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Harts Grove, Woodford Green, IG8 0BN

Offers In Excess Of £800,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk



GUIDE PRICE £800,000.00

Set within a peaceful corner of the highly sought-after Harts Grove development, this attractive three-bedroom, two-bathroom home offers modern living with the added benefit of a garage and off-street parking.

The property has a stylish, contemporary finish throughout and features a spacious entrance hallway leading to a bright reception room with doors that open onto a private rear garden—perfect for relaxing or entertaining. There is also a fully integrated, separate kitchen designed for both practicality and style.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a well-appointed family bathroom.

Harts Grove is a quiet and private residential development located just off Snakes Lane in Woodford Green. The property is within easy walking distance of the London Underground Central Line at Woodford Station, offering convenient links into Central London. Residents can also enjoy a wide selection of shops, cafés, and restaurants at The Broadway, Woodford Green and nearby South Woodford. The area is also well regarded for its excellent range of both state and private schools.

