



BOWDEN
BRADLEY



34 Hillington Gardens
, Woodford Green, IG8 8QT

Guide price £700,000



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£700,000 - £800,000 Guide Price

Nestled in the highly desirable Hill Farm Estate, this impressive five-bedroom semi-detached house on Hillington Gardens offers a perfect blend of space, comfort, and potential. Spanning an over 3,000 square feet across two floors and a basement, this property is ideal for families seeking a versatile living environment.

Upon entering, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertainment. The property boasts five spacious bedrooms and three bathrooms, ensuring that family life can be both comfortable and convenient. The layout allows for a variety of living arrangements, making it suitable for both growing families and those who enjoy hosting guests.

The exterior of the home features a beautifully maintained rear garden, complete with a raised patio area that offers delightful views over the greenery. This outdoor space is perfect for summer gatherings or quiet evenings spent enjoying the fresh air. Additionally, the front of the property provides off-street parking for up to three vehicles, a valuable asset in this sought-after area.

Location is key, and this property does not disappoint. It is within walking distance of local amenities, including shops, restaurants, and cafés, ensuring that everything you need is just a stone's throw away. Families will appreciate the proximity to Beal High School, making school runs a breeze. Furthermore, with South Woodford and Redbridge underground stations nearby, as well as easy access to the A12 and M11 motorways, commuting into the City is both straightforward and efficient.

This home not only offers a wonderful living experience but also presents significant potential for expansion, including the possibility of a basement and loft conversion, subject to planning permission. This property is a rare find in a prime location, making it an excellent opportunity for those looking to settle in Woodford Green.

Externals

Hallway
22'2" x 3'4" (6.78 x 1.04)

Secondary Kitchen
17'5" x 7'6" (5.31 x 2.31)

Living Room
19'3" x 13'3" (5.89 x 4.04)

Bathroom
4'7" x 8'3" (1.40 x 2.54)

Lounge
22'4" x 11'8" (6.82 x 3.56)

Kitchen
16'4" x 15'5" (5.00 x 4.71)





Dining Area
9'1" x 28'6" (2.77 x 8.69)

Basement
37'9" x 21'3" (11.51 x 6.50)

Landing

Bathroom
11'1" x 6'7" (3.40 x 2.03)

Bedroom
13'5" x 11'5" (4.11 x 3.48)

Bedroom
19'3" x 12'7" (5.89 x 3.86)

Bedroom
8'9" x 6'11" (2.67 x 2.13)

Bedroom
10'7" x 7'6" (3.25 x 2.31)

Bedroom
15'1" x 7'6" (4.62 x 2.31)

En-suite
6'5" x 4'7" (1.96 x 1.42)

Garden



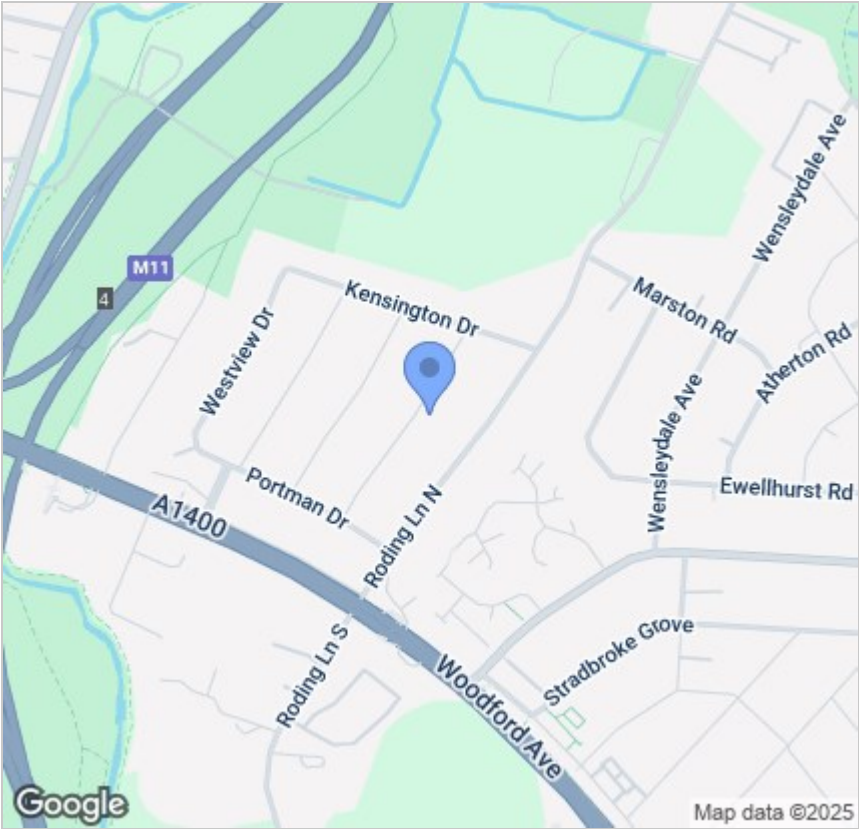
Floor Plan



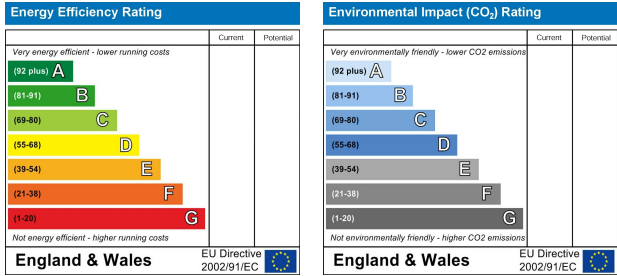
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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