

# 77 West Grove

Woodford Green, Woodford Green

Council Tax band: D

Tenure: Freehold

- CHAIN FREE
- SHORT WALK TO TUBE STATION
- CLOSE TO SHOPS
- TWO DOUBLE BEDROOM VICTORIAN HOME
- POTENTIAL TO EXTEND
- PERIOD FEATURES THROUGHOUT
- RECENTLY REFRESHED





**Living Room**

11' 3" x 11' 3" (3.44m x 3.42m)

**Dining Room**

12' 7" x 11' 3" (3.84m x 3.44m)

**Kitchen**

11' 3" x 6' 11" (3.42m x 2.10m)

**Bathroom**

10' 1" x 6' 11" (3.07m x 2.10m)

**Bedroom One**

12' 5" x 11' 3" (3.78m x 3.44m)

**Bedroom Two**

11' 3" x 9' 6" (3.44m x 2.90m)

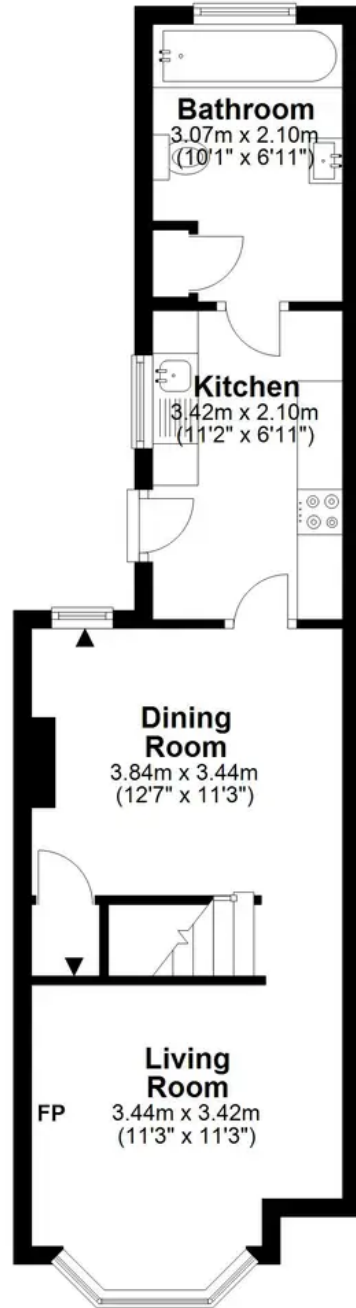






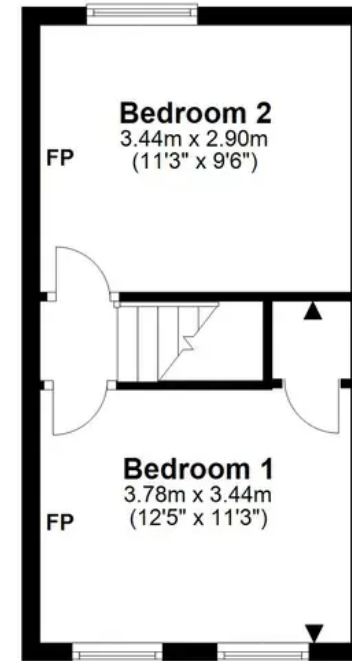
## Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



## First Floor

Approx. 23.5 sq. metres (252.9 sq. feet)



Total area: approx. 60.9 sq. metres (655.0 sq. feet)