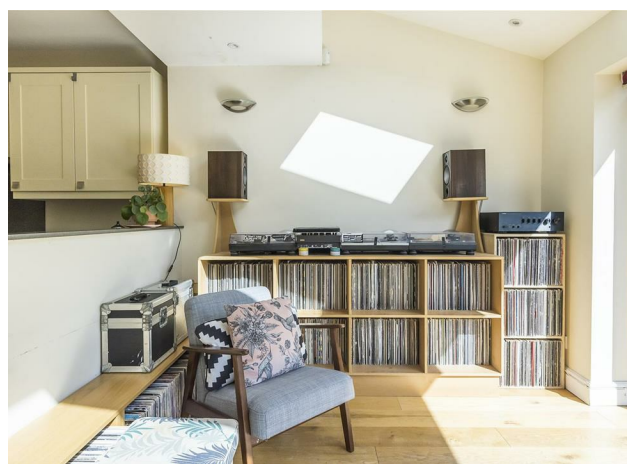


A magnificent, three double bedroom home, beautifully converted with immaculate presentation, this property has been expertly extended. Close to great transport links and a wealth of amenities, it has a charming, south-facing garden.

- Surrounded by the natural spaces of Woodford Green and near the wide-open vistas of Roding Valley Park and Wanstead Rugby Club, you've got plenty of green gems here amid fresh air and wonderful tranquillity.

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IF YOU LIVED HERE

You'll be impressed, stepping into your bright entrance hall. Your impeccable 165 square feet reception room has honey floorboards and a classic bay window with traditional shutters flooding the space with natural light. A gas fire sits below a classic mantel. Your amazing 325 square feet kitchen/diner features underfloor heating and three skylights overhead. Biscotti units charm and bi-fold doors lead to your paved and lawned garden, where a modest workshop is ideal for creative pursuits

Upstairs you have two double bedrooms both offering plenty of storage, plus a single sleeper that could also serve as a bespoke dressing room or nursery. Your bathroom is calming and chic in greys and crisp white. A tower radiator makes for a high-end look. You have an exquisite loft room, basking in rays from a skylight and home to an ivory tower radiator, elegant broad engineered boards and handy under-eaves storage. An en suite with separate, standalone shower is a handy touch.

South Woodford hits that sweet spot between residential and rural. Despite the timeless natural beauty, it's packed with

high-end restaurants and cafe culture. It even has its own Art Deco cinema eighteen minutes away. Amazingly, with your great amenities and transport links, abundant greenery and strong sense of community, you can still be at Oxford Circus in under thirty minutes. With Epping Forest just a stone's throw away, you really benefit from the best of all worlds.

WHAT ELSE?

- South Woodford station is just eleven minutes on foot. From here the Central Line takes you to Stratford for shopping at Westfield in a jiffy, or you can be at Liverpool Street in twenty. Drivers can be on the North Circular in ten.
- You're eleven minutes' wander to peaceful Roding Valley Park, home to a glorious Nature Reserve with herb-rich meadows, ponds and woodland.
- Parents will be pleased to learn there are eleven primary and secondary schools rated 'Good' or 'Outstanding' all lying within a mile.



A WORD FROM THE OWNERS.....

"We are leaving London to return to Ireland and the hardest part is leaving our home. We have loved it here, our oldest goes to Churchfields Infant School and loves it and our little one goes to a fantastic nursery a couple minutes walk away. We have made friends with our neighbours and really feel like part of a fantastic community. We spend Spring and summer Saturdays on treks in the Roding valley park which is always a real adventure for our kids. Epping forest and the gorgeous Highams Park are great days out. South Woodford village has everything we need, including very good coffee shops!"

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Garden
59'0" x 17'4"

Reception Room
13'6" x 13'4"

Kitchen/ Reception Room
18'2" x 18'0"

Bedroom
13'5" x 12'11"

Bedroom
10'6" x 6'0"

Bedroom
13'1" x 11'5"

Bedroom
17'8" x 17'4"

Eaves Storage

Bathroom



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