



Reception Room
11'9" x 11'5"

Kitchen / Diner
14'3" x 11'9"

Bathroom
6'9" x 6'5"

Shed
15'11" x 8'0"

Bedroom
11'9" x 11'5"

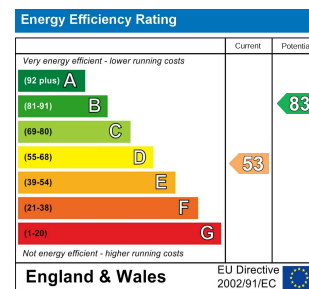
Bedroom
11'9" x 9'7"

Loft Room



PROSPECT ROAD, WOODFORD GREEN

£1,850 Per Month
 3 Bed House - End Terrace



Features:

- Three Bedroom House
- Two Receptions
- Spacious Kitchen
- Large Private Garden
- Modern Bathroom
- Council Tax Band D

A deceptively spacious, expertly extended three bedroom family home with twin receptions, huge kitchen / diner and expansive rear garden, also home to a 120 square foot summer house. Outside, Woodford tube is just a third of a mile on foot.

Parents will be pleased to know you have four 'Outstanding' rated primary and secondary schools less than a mile away on foot, with a further five rated 'Good'.

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IF YOU LIVED HERE...

You'll be stretching out in over 1100 square feet of space in the main house alone. Your front reception is a handsome, 130 square foot affair with rich dark blonde hardwood floors underfoot for a warm welcome. Past the stairs and you're into your similarly styled second reception, laid open to the kitchen/diner via a pair of internal doors for a generous twenty five foot deep hosting spot.

There's a sparkling vintage hearth taking centre stage, while that blonde hardwood gives way to smoky terracotta tiling in the kitchen. There's plenty of space for dining in here, plus it's dual aspect for floods of natural light. Things are completed by a double width stainless steel chef's oven, a tranquil site of mint green cabinets and a rustic splashback.

Your family bathroom sits to the rear, sumptuously set out with a free-standing roll top tub and more terracotta tiling underfoot. Step outside for your garden, a gloriously wild and fantastically lush lengthy stretch of lawn overseen by mature trees. You can access it round the side too. Upstairs you have two substantial double sleepers, while your third bedroom sits in the smartly converted loft. All three are finished in pristine white and soft grey carpet.

WHAT ELSE?

- As noted, Woodford tube station is barely five minutes walk. Sitting in zone four on the central line, you can get directly to Liverpool Street in just twenty minutes.
- Don't forget that splendid summer house, ideal for turning to all manner of uses from the perfect home working space to guest bedroom.
- Drivers can be on the North Circular in less than ten minutes.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 SENIOR ADVISOR

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