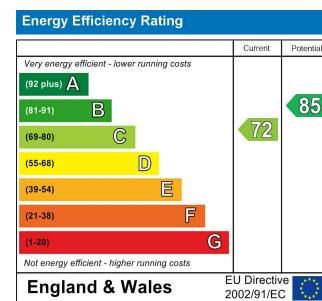


Total Area (Excluding Garage): 100.6 m² ... 1083 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



CHIGWELL ROAD, WOODFORD GREEN

Offers In Excess Of £475,000 Freehold

4 Bed House - Terraced



Features:

- 1930s Terraced House
- Freehold
- Four bedrooms
- Two bathrooms
- Comes with a garage
- Well presented
- Moments to Roding Valley Park
- Walking distance to Woodford Tube
- New roof
- Potential for further development

A handsome and light-filled four-bedroom, two-bathroom 1930s terraced home. Arranged over three floors, this charming find is perfectly presented, with heaps of character. You also have a well-maintained, secluded garden and a private garage.

In this tranquil East London locale, South Woodford's warm and welcoming community enjoys a rich, vibrant high street with plenty of artisanal outlets and wining and dining delights, while being seconds from nature.

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0203 369 1818

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IF YOU LIVED HERE...

You'll step, delighted, into your light, bright entrance hall where handsome, handy cabinetry keeps things tidy. Your 230 square feet double reception has a lofty feel, with beautiful broad, oak timber flooring, elegant high ceilings and a generous window. Finished in the subtlest blush pink, this restful room offers captivating sightlines through sliding glass doors that welcome you to your landscaped rear garden. Let's not forget you have your private garage for parking/storage needs.

Your pristine kitchen is a practical affair, with shimmering white metro tiles and sleek units for a refined feel. On your first floor you have three beautiful bedrooms and a breathtaking black and white bathroom with a striking chrome tower radiator raising the design stakes. Upstairs in your impressive, light-filled 170 square feet master bedroom, bespoke, fitted storage impresses while a chic en suite with teal highlights and a sparkling rainfall shower combine for a spa-like sanctuary.

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

high-end restaurants and cafe culture. It even has its own Art Deco cinema. 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?

- Woodford underground is seventeen minutes on foot, from where you'll speed to Liverpool Street in twenty-three. For drivers, you'll find fast access to Chingford, or an effortless commute via the North Circular.
- Parents will be pleased to find a choice of eleven primary and secondary schools rated 'Good' or 'Outstanding' within a mile.
- This property has exciting potential for further development, subject to the usual permissions.



A WORD FROM THE OWNERS....

"We love the sense of community in Woodford and South Woodford. The open spaces are excellent for walks and we frequently visit Epping Forest. As a family with young children, it has been a great place to raise them and we have been able to make lots of close friends locally."

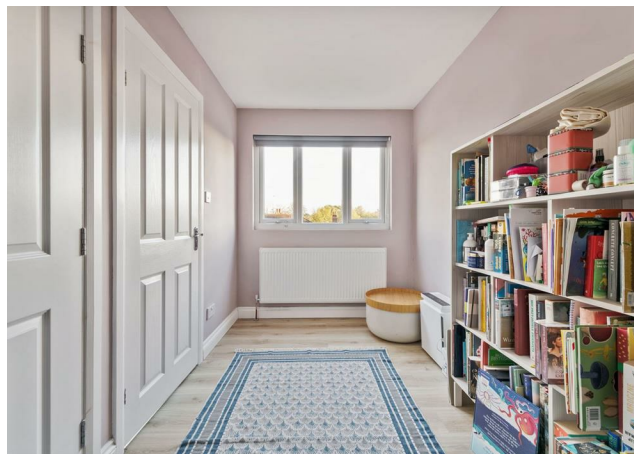
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Reception
10'7" x 13'5"

Reception
9'10" x 12'0"

Kitchen
6'0" x 8'7"

Garden
31'5" x 17'6"

Bedroom
10'0" x 13'8"

Bedroom
6'2" x 7'2"

Bedroom
10'1" x 12'1"

Bathroom
6'2" x 5'11"

Bedroom
9'5" x 19'3"

Ensuite

Garage
17'10" x 15'5"



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