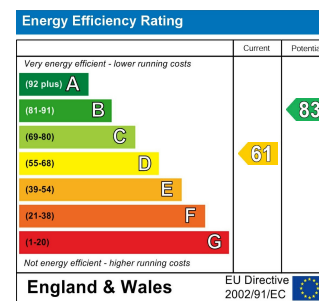




Total Area: 121.6 m<sup>2</sup> ... 1309 ft<sup>2</sup>

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.



## CHELMSFORD ROAD, SOUTH WOODFORD

### Offers In Excess Of £750,000 Freehold

### 3 Bed House - Semi-Detached



#### Features:

- Semi Detached House
- Three Double Bedrooms
- Eat in kitchen
- Generous proportions
- Potential for development (STP)
- Catchment for Churchfields Primary
- Close to Epping Forest/ Parks
- 7min walk to George Lane
- Downstairs WC

A delightful three double bedroom semi detached home moments away from Epping Forest. Lovingly kept by the current owners and bursting with designer features across its generous 1300 square feet of living space, this is an absolute gem.

You're a short walk from South Woodford with everything you need nearby from supermarkets to coffee spots. Central London is within easy reach, but you'll feel far from the hustle and bustle of the city, being just a few steps from the ancient expanses of Epping Forest. You can also escape into the movies at the Art Deco Odeon cinema.

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**IF YOU LIVED HERE**

First impressions are great with the first thing you see as you enter the fabulous open plan timber staircase. Your bay fronted double reception lies to your left, a splendid space of 300 square feet in all. Glowing original hardwood boards lie underfoot, and a working fireplace sits to the fore. To the rear is the route to your secluded garden, with the perfect balance of practical paving and lawn, all surrounded by lush bedding. A mature apple tree and a walnut tree, and a lean to greenhouse sits to the rear of the building.

Step back inside through your kitchen diner, with close to 200 square foot for cooking and gathering. You can have breakfast every morning looking out over that lovely garden. Past the downstairs WC and up the stairs, you'll find your first bedroom to the rear. Overlooking the garden, with walls in dusty pink, it gives you over 155 square foot to relax in.

Your bathroom is next along the landing, opposite a bank of built in storage. It's a serene space in soft white, with a walk in gooseneck shower and traditional white suite. Also with a garden

view, your second bedroom has 130 square foot of space. To the front, with twin sash windows and 200 square foot to spread out in, is your primary bedroom. There are more gorgeous pine floorboards here too.

The wondrous woodlands of Epping Forest lie at the end of your new street, so you're only ever moments from a meditative walk through the trees. Highams Park with its sparkling lake, playground and spectacular views is just over a mile away. If you're heading into the city, South Woodford for the Central Line is a fifteen minute walk, with a twenty minute tube journey direct to Liverpool Street.

**WHAT ELSE?**

- Schools rated 'Outstanding' nearby include Churchfields Junior and Infants, Woodford County High School and Oakhill Primary.
- Your new local is The Cricketers, where you can settle in for a superlative Sunday roast in a classic village pub.
- Treat yourself to tea and homemade cake at Humphry's Cafe after a stroll through Highams Park.



**A WORD FROM THE OWNER.....**

"I have lived in my house for 36 years and it will be difficult to leave it but circumstances change. I will really miss the bathroom and the sociable kitchen. The garden is lovely especially in spring and summer with an active bird population and bees and butterflies. It is a great location with the dentist, GP Surgery and the library just across the road."

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**Garden**  
90'2" x 19'4"

**Bedroom**  
16'5" x 11'11"

**Reception Room**  
12'7" x 13'11"

**Bedroom**  
10'11" x 12'7"

**Reception Room**  
10'9" x 12'7"

**Bathroom**  
5'5" x 6'10"

**WC**

**Bedroom**  
10'5" x 14'7"

**Kitchen/ Diner**  
10'5" x 18'5"



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