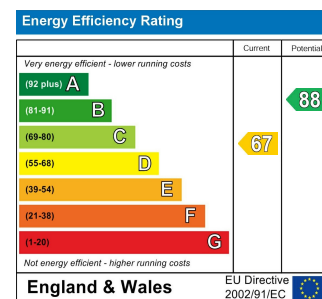


Total Area: 80.1 m² ... 863 ft²

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.



WANSFORD ROAD, WOODFORD GREEN

Offers In Excess Of £500,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedroom Terrace
- Off Street Parking
- 150' Garden With Vegetable Patch
- Loft & Kitchen Extension Opportunities
- Primary & Secondary Schools Close By
- Easy Access To Woodford & South Woodford Stations
- Roding Valley Nature Reserve Close By
- Family Home For 40 Years

A lovingly appointed and spacious three bedroom family home with conservatory, enchanting rear garden and heaps of development potential. It's all enviably sat in the leafy green environs of Woodford, with plenty of natural space close by.

Drivers have off street parking and the arterial, city-escaping North Circular, M11 and M25 routes just moments away. You're also well-served with a range of public transport connections and great schools.

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0203 397 2222

E4 & N17
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E17 & E10
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0203 369 1818

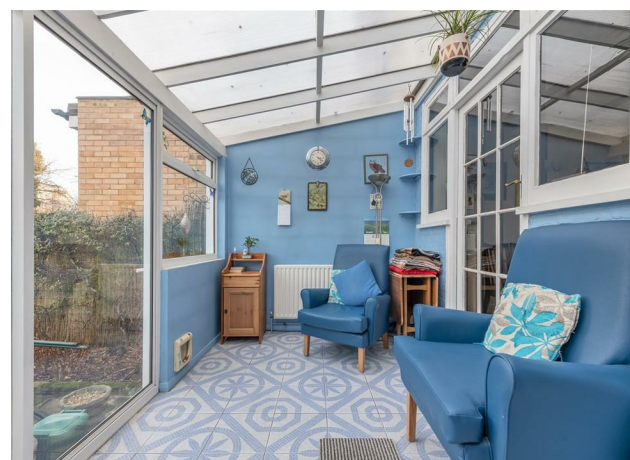
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IF YOU LIVED HERE...

You'll be enjoying all the love and care that's been lavished upon this classic abode. Your lounge and dining areas are artfully zoned, with timber beams running overhead and exposed brick flourishes creating a distinctly vintage vibe. It all adds up to around 250 square feet of sociable space laid open to the kitchen and with clear sightlines to the conservatory. This sunny spot comes in at 110 square foot and offers a great place to read or relax while getting in your daily dose of vitamin D.

Slide open the doors to step out into your impressively lengthy and lovingly landscaped rear garden. Out here paving gives way to lush lawn and expertly curated beds, a second patio area, pond and pergola. Back inside and head up the stairs for two double bedrooms - both substantial doubles of 120 square feet each finished in plush biscotti carpet and matching neutral tones - and bedroom three, a single ideal for a child or home working space. Lastly, the bathroom comes with a shower over the tub, traditional white suite and mirrored cabinet.

Outside, and despite your proximity to the leafy environs of

Elmhurst Gardens, Broadmead Playing Fields and Roding Valley Park, you're still just a sixteen minute walk or six minute cycle from Woodford tube station which will whisk you directly to Stratford (eleven minutes), Liverpool Street (twenty minutes) and Tottenham Court Road (twenty nine minutes). Just past the station is The Broadway, your local social hub with all the day-to-day amenities you could require. South Woodford's transport links are just as handy, for the best of all worlds, while the W14 bus route runs from around the corner to speed you to a choice of five stations.

WHAT ELSE?

- There are ten primary/secondary schools less than a mile away on foot, five of which are deemed 'Outstanding' by Ofsted. The remainder are rated 'Good'.
- With both CIRQ-HIIT and Titanium Gym within easy reach, as well as a wealth of nearby natural environs, it'll be easy to hit those fitness goals.
- Catch up with friends while sampling the catch of the day at local favourite The Broadway Fish House. Here the freshest just-caught seafood is flown in daily for traditional fish and chips with a twist.



A WORD FROM THE OWNERS...

"This house has been our home for over 40 years, it's where our son was born and holds many happy memories for us. As we look to downsize, this house would be perfect for a family to make new memories. Boasting a 150-foot garden complete with 2 sheds, a greenhouse, pond (complete with fish!), vegetable patch, lawn and patio, it'll be perfect for someone with green fingers. or who want their little ones to learn. Plus, we're just moments from fantastic primary and secondary schools, the Roding Valley nature reserve, are served by multiple regular bus services, and are just a few minutes walk to both Woodford and South Woodford underground stations: taking you to central London in just 25 minutes. The house is full of character and we hope will appeal to a family who perhaps wants to move a little further afield from the inner-London suburbs, yet still have great London links."

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Lounge/Dining room

15'1" x 24'11"

Kitchen

4'10" x 9'4"

Conservatory

14'7" x 7'6"

Garden

150'1" x 15'8"

Bedroom

9'9" x 12'0"

Bedroom

5'2" x 7'3"

Bedroom

9'9" x 11'11"

Bathroom

5'2" x 7'4"



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