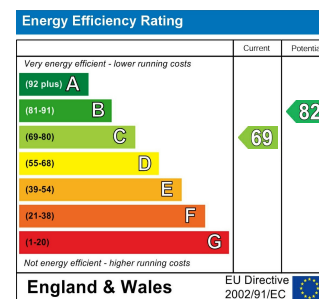


Total Area (Excluding Garage & Outdoor Storage): 79.1 m² ... 851 ft²

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.



CROWNHILL ROAD, WOODFORD GREEN

Offers In Excess Of £475,000 Freehold

3 Bed House



Features:

- 1930's Terrace
- Three Bedrooms
- Garage
- West Facing Garden
- Driveway
- Ground Floor WC
- Claybury Park Location
- Conservatory

A handsome 1930's mid terrace home with three bedrooms, private driveway, and conservatory in the sought after Claybury Park neighbourhood. You also benefit from a large garage to the rear of the garden, which could provide the perfect spot for a home studio or summer house.

In this tranquil East London neighbourhood, you're a short 10 minute drive from South Woodford's warm and welcoming community which enjoys a rich, vibrant high street with plenty of artisanal outlets and dining and dining delights, while being seconds from nature with Claybury Park, Roding Valley Park and Epping Forest nearby.

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E17 & E10
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IF YOU LIVED HERE...

You enter your new home through the porch, which is a handy place to kick off those muddy wellies after a walk in some of the glorious green spaces that surround this home. Enjoy the panoramic garden views from your light filled conservatory, with double doors opening out onto the large decking area you can create a seamless transition from outdoor and indoor space. The garden is west facing meaning you can sit and enjoy the afternoon sun out here, or pour your favourite drink and enjoy the sunset from your conservatory.

Back inside and your spacious kitchen opens into the conservatory so this room is also sun drenched. You've got lovely wooden flooring in here as well as plenty of cupboard and countertop space. Your lounge is at the front of the property, and benefits from a large bay window. Beautifully decorated with mid blue walls and contrast flooring its a bright and welcoming space, perfect for putting your feet up after a long day! You also benefit from a downstairs toilet with a walk in shower, you'll love the chic floor tiling and brick style tiling.

Moving upstairs you've got your principal bedroom to the front aspect, enjoying a wonderful sense of light thanks to the large bay window. This room is a generous double with sumptuous green carpets and walls that hint at the nature that surrounds this home. Your second double bedroom is sunny and bright, with garden views it also has some handy built in storage cupboards. Your third bedroom is a snuggly single, perfect as a nursery for a younger child or a home office; it is well proportioned enough to offer versatility to suit your needs. The property is completed by a gorgeous family bathroom, enviably stylish with portuguese style flooring and elegant green wood panelling, you've got a large tub with shower in here.

WHAT ELSE?

- Drivers, you are perfectly located for both the M11 and M25 making travelling a doddle.
- Enjoy the City views from nearby Claybury Park, which also has a whole host of Spring flower meadows including ever popular bluebells. There are guided walks available around the meadows, and it's a most beautiful sight to behold when the flowers are in full bloom.
- Parents will be happy to learn there are plenty of excellent schools nearby, and a wonderful sense of community for families.



A WORD FROM THE OWNER...

"We have loved our time living at this property. Some of the main features we love the most are the south facing garden space, which is perfect for entertaining in and gets plenty of use from spring to late summer. And the house gets plenty of natural light with the conservatory at the back and large windows in each room. We have enjoyed the quiet neighbourhood which benefits from not being a through road so feels safe and secure. Claybury Park is perfect for walking the dog and only up the road and the friendly cricket club, at the other end of the road, opens their grounds to the local community to use. There are also lots of local lakes with cafes, plenty of dog walking routes and Epping forest is a short drive away. There are also many schools, local shops, restaurants and pubs just a short walk away."

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Porch

Reception

10'7" x 12'11"

Kitchen

10'7" x 9'11"

Shower Room

Conservatory

14'7" x 9'2"

Bedroom

5'6" x 6'9"

Bedroom

10'0" x 13'7"

Bedroom

9'8" x 9'11"

Bathroom

5'10" x 5'10"

Garden

39'0" x 16'6"

Garage

14'4" x 19'0"

Outdoor Storage

5'7" x 7'0"

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