



Lounge/Dining Room
10'9" x 23'9"

Kitchen
7'5" x 9'3"

Hallway

Bedroom
13'5" x 10'4"

Bedroom
8'5" x 10'9"

Bathroom
7'5" x 8'7"

Total Area: 68.8 m² ... 740 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		90
	(81-91) B		
	(69-80) C	70	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



BRUNEL ROAD, WOODFORD GREEN Offers In Excess Of £490,000 Freehold 2 Bed House



Features:

- Victorian Terraced House
- Two Bedrooms
- Upstairs Bathroom
- Full of Period Features & Character
- Natural Light
- Potential for Development (STP)
- Catchment for West Hatch/ Roding Primary/ St Johns School
- Close to Shops & Amenities
- Garden on three tiered levels

Charming and characterful two bedroom Victorian terrace, bursting with original features and awash with natural light. You're in a prime spot here, close to local shops and amenities, Chigwell station and in the catchment for some excellent local schools. The original stained glass in the front door welcomes you into this home, setting the scene for more stylish decor inside. The attractive brick frontage and position of the house set back from the pavement further enhance the curb appeal this house enjoys.

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IF YOU LIVED HERE...

The period charm this house offers is evident as you step foot into the hallway, featuring original victorian floor tiles. Your lounge and dining room have been cleverly knocked through, creating a huge and light filled living space that is perfect for relaxing, eating, entertaining and enjoying family time. Doors open from here out to the garden to the rear, and the large windows to the front ensure the light floods the space. Sumptuous wooden flooring underfoot perfectly compliments the neutral decor, letting the original features sing; these include an original cast iron fireplace, ornate coving and picture rails. Your elegantly appointed kitchen has stylish floor and wall cabinets as well as rustic terracotta style flooring. The perfect garden views from here give the perfect vista for cooking. You will love the garden, a true extension of the home it features space for outdoor seating, a low maintenance patio and raised beds bursting with mature shrubs, flowers and trees. The house is completed by two bedrooms, the largest of which spans the full width of the home. You have a snugly berber style

carpet in here, as well as another gorgeous fireplace ensuring this bedroom is a cosy space. The second bedroom has some handy built-in cupboards, and overlooks the garden. Finally, you will appreciate the keen sense of style in the first floor bathroom, complete with a luxurious walk-in rainfall shower and separate tub with on-trend panelling. Metro style tiling adorns the walls, along with a chic flower motif and terrazzo style floor tiles.

WHAT ELSE?

- You have the exciting possibility to extend this lovely home (STP) to create even more living space.
- For some quaint green space moments from your door, head to Cross Road Duck Pond, a picturesque attraction with grass for picnicking and sitting with a view of the ducks.
- We already mentioned you're close to schools - these include West Hatch/ Roding Primary/ St Johns School, and this area enjoys a broad family appeal.



WORD FROM THE OWNER...

Twenty years ago I drove up to the front of this house and loved it - instantly. I had seen lots of other properties previously but his one looked warm and homely, so the next day I put in an asking price offer. I have been so happy for all these years, a lovely neighbourhood and I am hesitant to leave. But, my eyesight is failing now and I am looking for a more manageable property on one level, but wish to stay in the same area, if at all possible.

The neighbours have become my friends and family, we have had so many wonderful street parties. I will be sorry to leave this special spot.

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