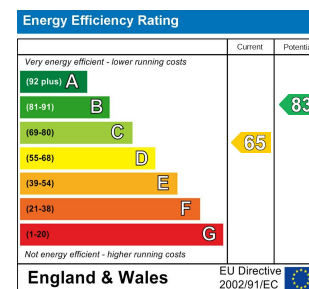
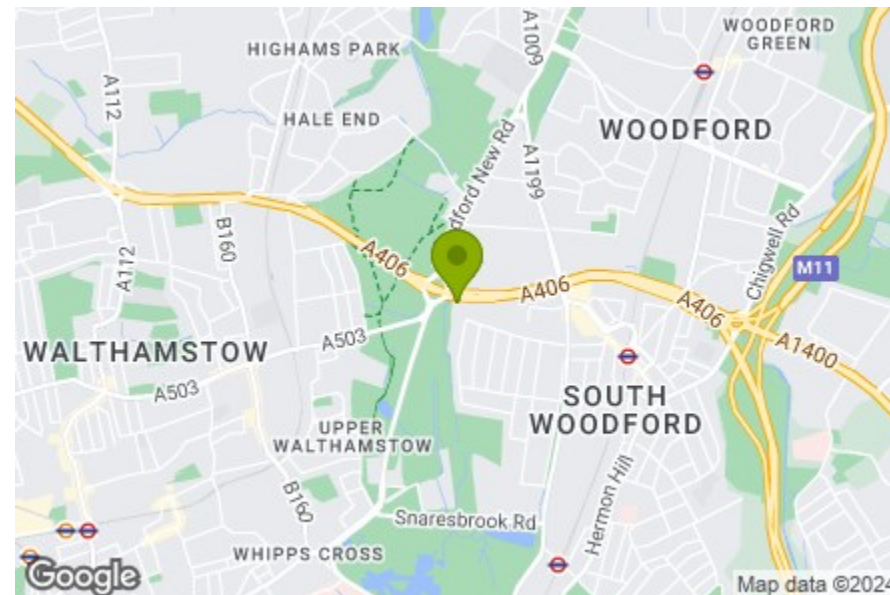


Total Area: 125.2 m² ... 1348 sq ft

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.

- RECEPTION 11'11" x 13'8"
- RECEPTION 11'11" x 11'11"
- KITCHEN 11'11" x 9'11"
- WC/UTILITY 8'9" x 6'3"
- RECEPTION 11'9" x 13'1"
- BEDROOM 12'0" x 11'9"
- BATHROOM 8'6" x 8'10"
- BEDROOM 11'4" x 11'9"
- SHOWER ROOM
- BEDROOM 11'6" x 10'0"
- GARDEN 36'1" x 16'0"



GROVE END, SOUTH WOODFORD

Offers In Excess Of £650,000 Freehold
3 Bed House - Semi-Detached



Features:

- Semi-Detached Victorian Home
- Three Double Bedrooms
- West Facing Garden
- Bi-Fold Doors To Garden
- Three Reception Rooms
- WC/Utility Room
- Moments From Epping Forest
- Short Walk To George Lane

A superlative semi detached Victorian house with three double bedrooms, moments from Epping Forest in South Woodford. Beautifully updated and extended, this characterful family home embraces the timeless in a distinctly modern finish.

There's close to 1350 square foot of impeccable living space across three floors here. Perfectly practical. You have a WC on each floor and a handy utility room to free up the kitchen.

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IF YOU LIVED HERE...

On the right as you step through your front door you'll find your first reception. With a half shuttered bay window, handsome fireplace and 155 square foot of space, it's a bright and beautiful room. Engineered flooring lies underfoot. Next you'll come to your second reception of 135 square foot. This opens out onto your kitchen of the same size, with elegant grey units, and butler sink sitting in wood worktop. Past your WC utility room is your third reception, another 155 square foot space, this time with bifold doors onto your garden.

Out here, your secluded outside space has a paved area giving on to long lawn, all shielded by tall fencing and mature trees. On the first floor you'll find your generous family bathroom, part wood panelled in sage green, with outside tiling underfoot. There's a vanity sink, rolltop tub and cubicle gooseneck shower. Opposite is your main bedroom to the front, with 135 square feet of space, and built in wardrobe to one corner. In the loft there are two further bedrooms, both solid doubles. Between the two is a neat

skylit shower room, tiled in metro white.

The North Circular is close at hand here for when you're driving. When you're taking public transport, it's under a mile to South Woodford for the Central Line, which takes you to Liverpool Street in a quarter of an hour and Tottenham Court Road in less than thirty minutes. All your amenities are a short walk away, and the serene sprawl of Epping Forest is right on your doorstep, ready to be explored.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Oakhill Primary, Churchfields Juniors and Infants, and Woodbridge High School.
- Your new local is the George, with a fantastic range of cask ales and a friendly welcome.
- It's just over ten minutes on foot to the Odeon South Woodford, whenever you fancy that blockbuster big screen experience.



A WORD FROM THE OWNER...

"We have loved being here for the last 10 years, this area will be hard to beat - great cafes, restaurants and a cinema on our doorstep. A short journey into central London. The woods behind the house are a great open space for walks, but it's time for us to move on"

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