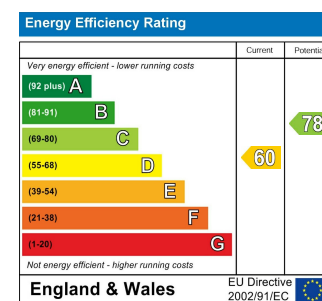
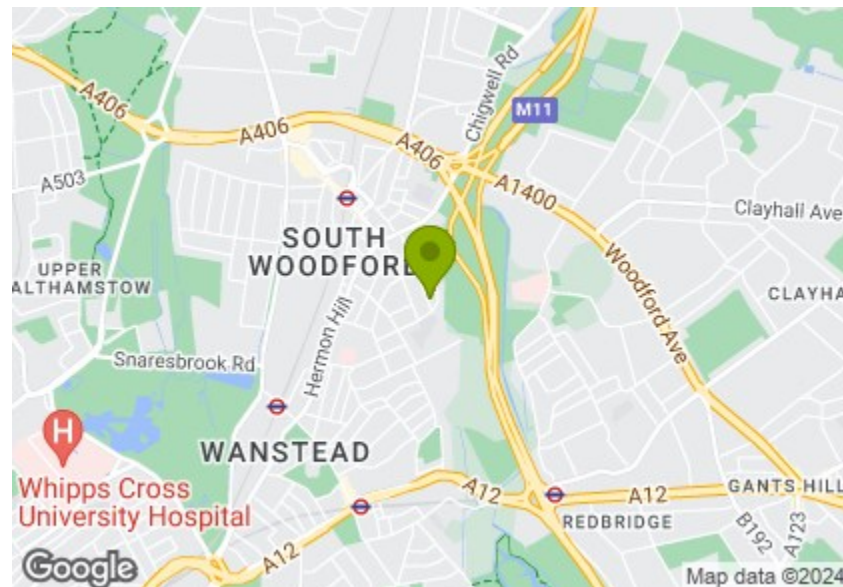


Total Area (Excluding Garden Room & Garden Storage): 126.2 m² ... 1359 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



CADOGAN GARDENS, SOUTH WOODFORD

Offers In Excess Of £875,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House - Sold Chain Free
- Semi Detached
- Two Bathrooms + WC
- Driveway
- Landscaped Mature Garden
- Close to Highly Rated Schools
- 10min Walk to South Woodford Station
- Potential for Development (STP)

An impeccable four bedroom semi detached home in sought after South Woodford, finished to a faultless high standard throughout, with landscaped garden and home gym. An impressive family home less than a half hour from the City door to door.

You'll have more than 1350 square foot of sumptuous living space to enjoy here, and should your needs change in the future, there's potential to extend still further subject to permission. This is a real forever home in waiting. In the meantime you will have everything you need for easy daily life, including plenty of room for home working.

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E17 & E10
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0203 397 9797

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0203 369 1818

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IF YOU LIVED HERE...

First to the left off your welcoming hallway is your reception, with bow window and 190 square foot of bright space. An elegant fireplace sits between bespoke shelving and cupboards. Past the neat downstairs WC is your 260 square foot kitchen diner. An abundance of cream fronted units contrast with dark glossy worktops, and outsize tiling lies underfoot. French doors open onto your impressive landscaped garden, with steps down from granite paving to perfect lawn framed by mature borders.

On the first floor you'll find your fully tiled family bathroom, with panel sided tub, vanity sink, and corner cubicle shower. Your first bedroom to the front has its own bay window, 170 square foot of space, and a wall of bespoke wardrobes with centred mirror doors. You'll find the same ample storage space in bedroom two, with 130 square foot of space. Your third bedroom gives you sixty five square foot. Lastly your skylit loft suite has 250 square foot of bedroom space, with storage to the corners and a semi open plan ensuite shower.

It's just ten minutes on foot to South Woodford station, from

where the Central Line takes you to Liverpool Street in a quarter of an hour and Tottenham Court Road in half an hour, for easy City commutes and West End nights out alike. Roding Valley Park is right on your doorstep, and Epping Forest is just over a mile away whenever you want to lose yourself in nature. The North Circular is close at hand too, making it easy to get around or out of the city.

WHAT ELSE?

- Your garden shed is a substantial sixty five square feet, powered and insulated and currently in use as a superb home gym, but with potential to be turned to all manner of purposes.
- Schools rated 'Outstanding' nearby include Nightingale Primary and Wanstead Church School.
- Your new local is The Duke Wanstead, a beautiful and relaxed pub offering superlative Sunday roasts.
- The Odeon South Woodford is nearby whenever you want to indulge in a big screen outing.
- You are nearby a great selection of supermarkets, including Tesco which is just a short walk away.



A WORD FROM THE OWNER...

"We've loved our time on the street, it's a lovely safe family environment. There's a great atmosphere here, and the neighbours are always happy to help. We've enjoyed being close to the station with easy access to the city, but also close to the beautiful environment of Wanstead Park, which is great for a run. We love mooching around Wanstead High Street and South Woodford, taking advantage of the local amenities and the lovely cafés and restaurants."

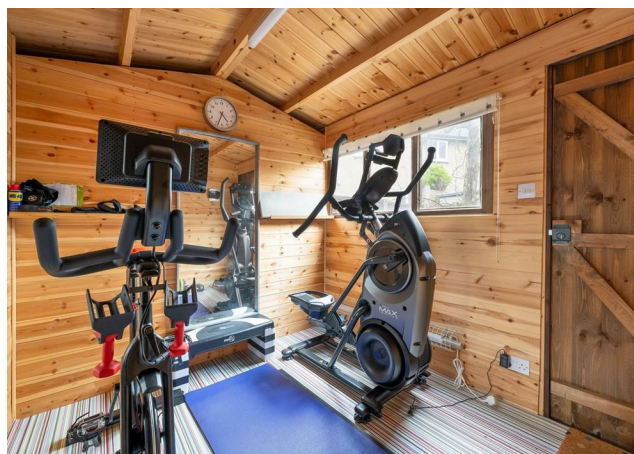
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Reception
12'1" x 15'5"

Bathroom

Kitchen / Diner
18'9" x 15'1"

Bedroom
14'1" x 17'8"

WC

Garden
approx. 68'10" x 23'11"

Bedroom
7'5" x 8'4"

Garden Room
7'5" x 8'5"

Bedroom
10'7" x 15'5"

Storage
7'8" x 3'3"

Bedroom
10'7" x 12'1"

Garden Storage
7'10" x 5'10"



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