



- Reception  
10'1" x 24'1"
- Kitchen  
7'10" x 8'10"
- Storage
- Outdoor Storage
- Bedroom  
13'2" x 9'1"
- Bedroom  
7'7" x 12'9"
- Bathroom  
8'0" x 8'6"
- Bedroom  
9'7" x 17'4"
- Bedroom  
7'7" x 8'6"
- Ensuite  
4'9" x 4'7"
- Eaves Storage

Total Area (Excluding Outdoor Storage & Eaves Storage): 95.4 m<sup>2</sup> ... 1026 ft<sup>2</sup>  
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		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WOODEND ROAD, WALTHAMSTOW Offers In Excess Of £650,000 Freehold 4 Bed House



### Features:

- Four Bedrooms
- Victorian Terraced
- Chapel End Location
- Mid Terrace
- Chain-free
- Arranged Over Three Floors
- Short walking distance to Wood Street Station
- Easy Access to Epping Forest

Sat in the heart of much loved Chapel End, you'll have this wonderful, four bedroom Victorian family home. Arranged over three floors, with a South West facing garden and within easy walking distance of Wood Street and Epping Forest.

Wood Street station is just a short stroll away, where you'll find direct, eighteen minute, Overground connections to Liverpool Street. There are also direct trains from here to Walthamstow Central and Hackney Downs.

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IF YOU LIVED HERE...

Stepping into your enormous, 240 square foot, reception room you'll be immediately impressed by unique design features, from the exposed brick chimney breast to custom cupboards. Broad timber flooring runs underfoot, a large bay window illuminates the space and a patio door to the rear opens out to your garden - a South West facing mix of decking and lawn, dotted with nature greenery. Step back inside via your kitchen, for matt navy cabinets and slate grey floor tiles contrasting perfectly with sleek white countertops and splashbacks.

Up on the first floor you'll arrive in your classic family bathroom, with floor to ceiling glossy tilework and warm cork flooring. Your first and second bedrooms are both bright generous doubles and, as you head upstairs to the smart loft conversion, you'll find a further pair of sleepers. Your featured loft bedroom has the additional perks of two large skylights, extra storage space in the eaves and an immaculate en suite with a sizeable stroll in shower.

Outside you'll find a secure cycle hanger in the street, perfect for exploring some of the lush green spaces that are nearby. Lloyd Park is less than a mile to the East, with tennis courts, picnic spots and landscaped gardens. The wilder, expansive Epping Forest is just over half a mile to the West, for endless exploration opportunities by bike or on foot. At the end of your street you'll find Ruttle & Rowe, the perfect place for a refreshment stop after your outdoor adventures or simply to enjoy an ethically sourced, freshly roasted coffee.

WHAT ELSE?

- An impressive twenty three primary and secondary schools, within a mile of your home, have been rated 'Outstanding' or 'Good' by Ofsted.
- This wonderful family home is brought to the market chain free, meaning you'll be settled in in no time at all.
- Just around the corner at Role2Play, there's a wonderful immersive play centre for under sevens. Here, your little ones can dress up and play at being anyone their heart desires.



A WORD FROM THE OWNER...

"We loved bringing our kids up here there's a great community on the street, with lots of great neighbours. We attended Walthamstow for games and loved going for walks in the forest.

The area has developed nicely along Wood Street with several nice cafes and bars."

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