



## 6 Commodore Close, Woodford

£640,000 Freehold

CONSTRUCTED IN 2018, EXTENDED IN 2021 • IMMACULATE THROUGHOUT • STUNNING EXTENSION WITH LARGE LANTERN CEILING • POSITIONED AT THE HEAD OF A PRIVATE ROAD • LARGE DRIVEWAY • SHORT ONWARD CHAIN • PART-CONVERTED GARAGE PROVIDING A HOME OFFICE



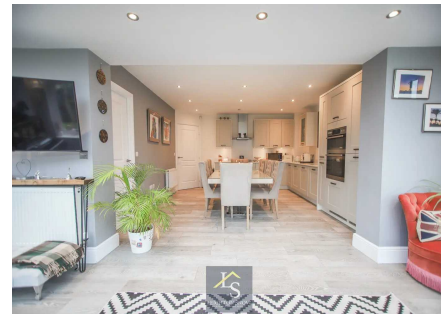
A beautifully appointed 'Marlow' design four bedroom detached home sitting at the head of a private road of only two other properties. Positioned with a larger than average driveway and providing a superb ground floor extension, this is a wonderful and spacious family home on the hugely popular Woodford Garden Village.

Council Tax band: E

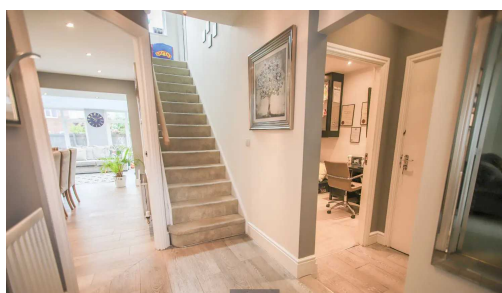
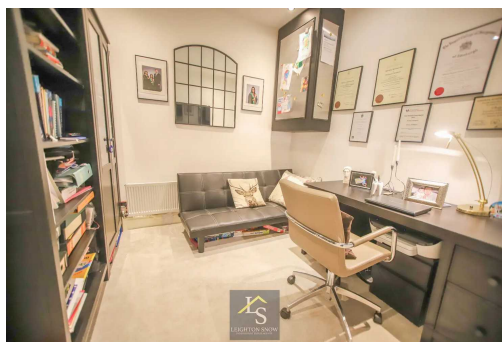
Tenure: Freehold

EPC Energy Efficiency Rating: B

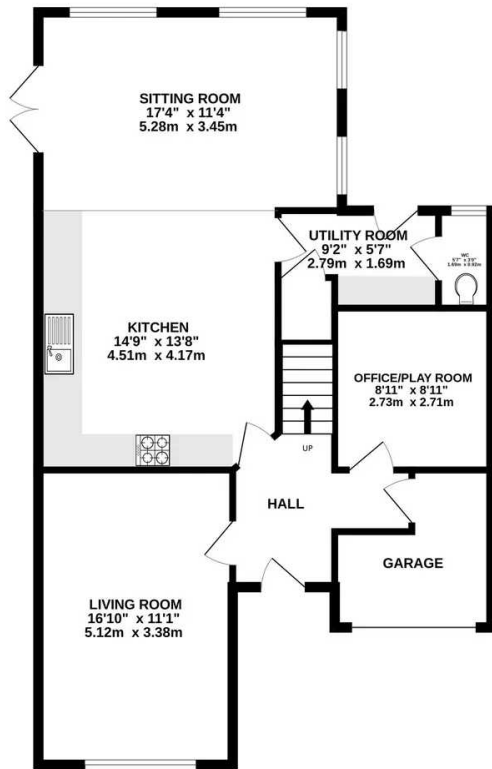
EPC Environmental Impact Rating: B



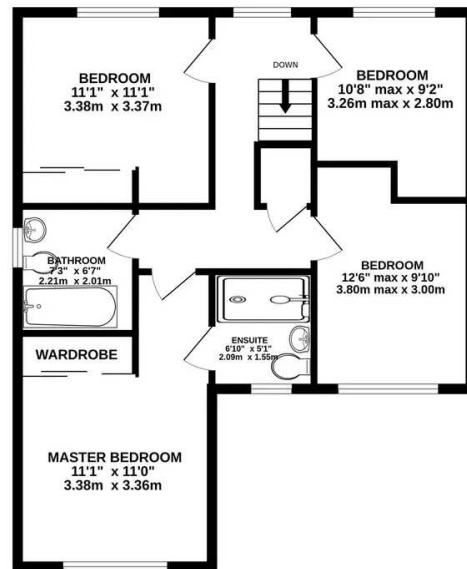
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GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Commodore Close is a private no-through road of only three property's. This lovely home sits at the head of the road and benefits from a large plot with driveway to the front allowing parking for four cars. Through the front door the entrance hall provides access into the ground floor rooms. The living room sits at the front of the property and is a spacious room with large window overlooking the front garden. The dining kitchen sits at the rear and is a lovely and large space with generous storage sat under granite worktops. The kitchen opens into the glorious extension with large lantern ceiling and windows to three sides allowing in an abundance of natural light. Patio doors lead out to the garden where the patio provides further space to relax and dine. There is a spacious utility room and separate WC off the kitchen. The integral garage has been part-converted into a study, whilst retaining a useful garage store at the front.

The first floor boasts four well-proportioned bedrooms off a light landing. Three of the bedrooms are generous doubles and the fourth is a large single. The master bedroom boasts fitted wardrobes and an en-suite shower room. There is further fitted wardrobes in the second bedroom. The internal accommodation is completed by the family bathroom with contemporary suite.

Externally the rear garden is larger than average and has been landscaped to provide two patio areas and a large lawn enclosed by wooden fencing. A charming water feature sits in the bottom corner and provides a tranquil feature. Access can be found down the side of the property to the front via a wooden gate. At the front the driveway provides generous space for off-road parking.





